



NEPENTHE ASSOCIATION

Open Session Nepenthe Board of Directors

July 5, 2023 6:00 PM
Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA

BOARD OF DIRECTORS MEETING - OPEN SESSION AGENDA

The following items may be addressed in Executive Session in accordance with California Civil Code 4935(a):

- *Litigation*
- *Matters relating to formation of contract with third parties*
- *Member Discipline*
- *Personnel matters*

I. CALL TO ORDER

MEETING PLACE:

1131 Commons Drive, Sacramento, CA 95825

OR

Join Zoom Meeting

<https://us02web.zoom.us/j/88272111861?pwd=bDJDaIMycUswQ0ZPSU81Y05jeVF6dz09>

Meeting ID: 882 7211 1861

Passcode: 620373

OR Dial in

+1 669 900 6833

WELCOME

Thank you for attending. This is a business meeting, open to members of the Nepenthe Association and guests of the Board. The Nepenthe Board of Directors is a policy Board, and the role of the General Manager is to oversee the day-to-day operations. The primary purpose of the meeting is to ensure that the Association is meeting its responsibility to provide oversight, maintain the value of the property and to serve homeowners.

PRESIDENT'S MESSAGE

ANNOUNCEMENTS FROM THE BOARD

The Directors will use this time to provide updates and information.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

Background

In accordance with Civil Code Section 4935(a) the Board met in Executive Session on June 7, 2023 to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Civil Code.

III. REPORTS

A. CONSTRUCTION MANAGER'S REPORT

Construction Manager Paul Reeves' written report is enclosed in the materials for this meeting.

Supporting Documents

📎 <i>Nepenthe Phase 1 Monthly Report June 2023.pdf</i>	5
📎 <i>Nepenthe Change Order Log Updated 6.25.23.pdf</i>	15

B. GENERAL MANAGER'S REPORT

General Manager Dusty Favichia has submitted the enclosed report and will answer any questions the Board may have.

Supporting Documents

📎 <i>June 2023 Work Order Report.pdf</i>	32
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IV. COMMITTEE UPDATES

Supporting Documents

📎 <i>Architectural Review Committe Minutes June 2023.do.docx</i>	45
📎 <i>Finance Committee Minutes - June 2023.docx</i>	49
📎 <i>Grounds Committee Minutes June 2023.docx</i>	52
📎 <i>ILS Committee Minutes June 2023.pdf</i>	55
📎 <i>Outreach Committee Minutes June 2023.pdf</i>	57

V. HOMEOWNER FORUM

In accordance with California Civil Code 4920(a), the Association must post or distribute the agenda for Regular Session Meetings no fewer than four (4) days prior to a Regular Session Meeting. During Homeowner Forum, items not included on the agenda that are raised by homeowners may be briefly responded to by the Board/Management; however, no action may occur with respect to that item unless it is deemed an emergency by the Board of Directors and developed after the agenda was posted and/or distributed. The Board of Directors may refer informational matters and direct administrative tasks to Management and/or contractors. Each homeowner will be given three (3) to five (5) minutes to speak in accordance with the Open Meeting Act, California Civil Code 4920(a), or a total of twenty (20) minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

VI. HOMEOWNER CORRESPONDENCE

Supporting Documents

📎 <i>Letter to the Board_6.27.23.pdf</i>	62
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VII. CONSENT CALENDAR

Background

In an effort to expedite the board meetings, Management has placed several business items on a Consent Calendar. Please review the items prior to the meeting so that you may have your questions answered in advance.

Proposed Resolution

The Board approves Consent Calendar Items A through C as presented.

▶ Action Required: Board Resolution

A. APPROVAL OF MINUTES

Proposed Resolution

The Open Session Minutes dated June 7, 2023 are approved as presented.

Supporting Documents

[NEP 2023-6-7 Open Session Minutes.pdf](#) 66

B. FINANCIAL STATEMENT

Background

The full financial reports have been delivered to the directors under separate cover. An abbreviated report is enclosed in this packet.

Proposed Resolution

The Board accepts the Association’s income statement for May 2023 comparing actual results to budget, reserve statement, bank statements and reconciliations, check history report and general ledger as presented, subject to an annual audit. **The report reflects a year-to-date net operating income of \$10,650.16 and year-to-date reserve funding of \$1,414,006.36 compared to the year-to-date reserve funding budget of \$938,105.** The actual year-to-date operating expenses were \$790,691.12. The budgeted year-to-date operating expenses were \$770,190. The association has \$293,616.95 in operating funds, which represents .86 months of budgeted expenses and reserve contributions. The association has \$11,225,692.11 in reserve funds.

Supporting Documents

[NEP 05-23 Financials ABBREVIATED.pdf](#) 70

C. ARCHITECTURAL APPROVALS

The Board affirms the recommendations of the Architectural Review Committee as noted below:

Address	Improvement	Recommendation
2265 Swathmore Drive	Windows	Approval
1563 University Ave.	Skylights	Approval w/ Condition
809 Dunbarton Circle	Exterior Sunshade	Approval
712 Elmhurst Circle	Sliding Shade Canopy	Approval
1071 Vanderbilt Way	Patio Spa Installation	Approval
1207 Vanderbilt Way	Windows	Approval
718 Elmhurst Circle	Windows	Approval
1101 Commons Drive	HVAC	Emergency Approval
1292 Vanderbilt Way	HVAC	Emergency Approval

VIII. UNFINISHED BUSINESS

A. HOMEOWNER COMMENT AND CORRESPONDENCE FOLLOW UP

To promote good communication with homeowners, the Board has made note of the comments from the last open session and prepared follow up answers and action items. Directors to discuss and determine whether further agenda items are called for.

Supporting Documents

[!\[\]\(e78f798d4ea5c530c9db49e7d26e6b95_img.jpg\) Board Follow-Up - June 2023 Open Meeting Forum.pdf](#) 82

IX. NEW BUSINESS

A. APPOINTMENT OF COMMITTEE VOLUNTEERS

Proposed Resolution

The Board appoints new committee members as outlined below:

Grounds Committee: Richard (Rick) Lawrance and Theresa Mccrakin
Insurance, Legal & Safety: Leslie Arnal and Jerry Dunn
Outreach Committee: Bill White, Joan Barrett, Carol Duke, Hallie Henle, Ann Bennett, Geraldine Gelffand, Joyce Earl and Marie-Louise Nelson Graves

X. SECOND HOMEOWNER FORUM

In accordance with California Civil Code 4920(a), the Association must post or distribute the agenda for Regular Session Meetings no fewer than four (4) days prior to a Regular Session Meeting. During Homeowner Forum, items not included on the agenda that are raised by homeowners may be briefly responded to by the Board/Management; however, no action may occur with respect to that item unless it is deemed an emergency by the Board of Directors and developed after the agenda was posted and/or distributed. The Board of Directors may refer informational matters and direct administrative tasks to Management and/or contractors. Each homeowner will be given three (3) to five (5) minutes to speak in accordance with the Open Meeting Act, California Civil Code 4920(a), or a total of twenty (20) minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

XI. NEXT BOARD MEETING

The Association's next open Board meeting will be held August 2, 2023, at 6:00 pm.

XII. ADJOURN

Nepenthe Phase 1 Monthly Report June 2023.pdf



Dry Rot and Painting Project
Phase One 2022-2023
Phase Two 2023-2024

Monthly Project Report For June 2023

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023

Location: Sacramento, CA



1. Project Overview	3
2. Phase #2.	3
3. Cost Management	4
4. Invoice Control	5- 9

Scope Management (Change order log)

Moved to a separate attachment.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023

Location: Sacramento, CA



1. Project Overview- June 2023

Work progress has been Good. An update on progress is below.

1. Dry rot repairs and painting are completed at building unit addresses- Up to 709 Dunbarton.
2. Dry rot repairs are completed up to 817 Dunbarton.
3. Repairs are in process at 901 - 907 Dunbarton.
These will be completed in the following week's weather permitting..

4. Looking ahead,

The next units on the list are 1001 through 1007 Dunbarton.

6. Weather permitting CPR and I will do our pre-construction inspection At 1015 through 1019 Dunbarton next week.
7. **Change order log-** Due to its size, it has been moved to its own attachment.
The total adjusted contract amount for wood repairs is at the bottom of the C/O log. \$1,309,140.48.
8. Changes to Cost Management and Invoice Control for the month of June are highlighted in yellow..

NOTE: CPR Contractors has invoiced ½ of the retention that has been held on their invoices. My advice to the board is to approve payment of the invoiced retention. I have inspected the work. Work is complete. And we have lien releases for each payment. Please let me know your thoughts on this. See #3 Cost Management page 4. Invoice Control page 8. I will not approve invoice until I get conformation from the board to do so.

2. Phase #2.

Phase #2 RFP'S for both wood repairs and painting have been sent to the board for approval. As soon as they are approved we will start scheduling site visits with contractors.

Reps from paint manufacture Kelly Moore will be attending some if not all of the site visits with painting contractors.

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023

Location: Sacramento, CA



3. Cost Management

Total Contract Amount

Contractor Code	Scope	Budget Value (\$)	Change Orders Value (\$)	Permits Value (\$)	Invoiced Value (\$)	Value Paid (\$)	
CPR Construction	Original Contract	\$822,857.00			\$747,495.08 Includes Change Orders Less Retention	\$549,241.38	
CPR Construction	Change Orders Approved		\$486,283.48		Included Above		
CPR Construction	Total Retention to date	\$73,815.57					
CPR Construction	Total Retention Invoiced	\$36,907.39			\$36,907.39	0	
CPR Construction	Permits		\$5,587.55		Included Above		
Progressive Painting	Painting Original Contract	\$306,250.00			\$87,500.00	\$87,500.00	
	TOTAL PAID TO ALL ABOVE				Invoiced Value \$871,902.47	Value Paid \$636,741.38	

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023

Location: Sacramento, CA



4. Invoice Control

Contractor	Scope	IN #	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Siding Repair	1176	Mobilization	\$82,285.78	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1193	Units, 101,107,109, 1371,1395 Including Change Orders Less retention	\$35,965.49	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1198	Units, 1355,1359, 1363, Including Change Orders Less retention	\$35,144.41	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1211	Units 1329, 1331, 1333, 2308, 201, 203, 205, 301, 303, 2308, Including Change	\$65,466.92	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023

Location: Sacramento, CA



Contractor	Scope	IN #	Description	Value	Status of Work	Status of Invoice	Status of Payment
			Orders				
CPR Construction	Siding Repair	#1214		\$43,659.02	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1238	Units 303, 401, 403, 405, 407, 2320, 2322, 2324, 2326, 2328, 1230, 2330, Including Change Orders Less retention	\$82,370.83	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1241	Units 2314, 2322 SM, 409, 411, 501, 503, 505, 507, 509, 511, Including Change Orders Less retention	\$74,333.60	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023

Location: Sacramento, CA



Contractor	Scope	IN #	Description	Value	Status of Work	Status of Invoice	Status of Payment
CPR Construction	Siding Repair	1246	Units 601,603, 605, 813, 815 Including Change Orders above and at 507, 509 Less Retention	\$60,308.06	COMPLETE	APPROVED	PENDING
CPR Construction	Siding Repair	1251	Units 601,603, 605, 607, 609,611, 613, 615, 701, 703,813, 815 Including Change Orders	Total Due Minus Retention \$69,707.27	COMPLETE	APPROVED	PAID
CPR Construction	Siding Repair	1262	Units 711,713,715, 717,719, Including Change Orders	Total Due Minus Retention \$109,770.15	COMPLETE	APPROVED	PENDING

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023

Location: Sacramento, CA



Contractor	Scope	IN#	Description	Value	Status Of Work	Status of Invoice	Status of Payment
CPR Constructio	Siding Repair	1269	Units 901, 903, 903,905,907, 801,803,817, 807, 811, 809, Including Change Orders	Total Due Includes Retention Invoiced \$125,390.93	PENDING CM REVIEW	PENDING CM REVIEW	PENDING
Progressive Painting	Paint	54	Painting	\$14,000.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	17256	Painting	\$7,000.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	17293	Painting	\$28,000.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	17300	Painting	\$14,000.00	COMPLETE	APPROVED	PAID
Progressive Painting	Paint	17326	Painting	\$10,500.00	COMPLETE	APPROVED	PAID

Reeves Construction, Inc.

Project: Nepenthe Dry Rot and Painting

Phase One 2022-2023

Location: Sacramento, CA



Contractor	Scope	IN#	Description	Value	Status of Work	Status of Invoice	Status of Payment
Progressive Painting	Paint	17335	Painting	\$14,000.00	COMPLETE	APPROVED	PAID
			TOTAL APPROVED	Invoiced Value \$871,902.47			
			TOTAL APPROVED, NOT PAID	\$109,770.15			
			TOTAL PENDING APPROVAL	\$125,390.93			
			TOTAL PAID	\$636,741.38			

End Report.

Nepenthe Change Order Log Updated 6.25.23.pdf



12394 Cannon Way
 Grass Valley, CA 95949
 (916) 229-2594
bill@cprecon.com

Date: June 25, 2023 Contact: Paul Reeves
 Property Name: Nepenthe Homeowner's Association Company: Reeve's Construction Inc.

CHANGE ORDER LOG

COR #	LOCATION	PENDING	DECLINED	APPROVED	NOTES
COR #01	101 DB and 1395 Commons		\$2,973.03		VOID
COR #02	107, 109 Dunbarton and 1371 Commons		\$12,203.54		VOID
COR #01 REVISED	101 DB and 1395 Commons			\$3,767.15	Additional Siding and Trim
COR #02 REVISED	107, 109 Dunbarton and 1371 Commons			\$10,747.77	Additional Siding and Trim
COR #03	107/109 Fence			3308.38	24 lf Fence Replacement
COR #04	1355 Commons			\$11,100.10	Additional Siding and Trim
COR #05	1359 Commons			\$984.59	Additional Siding and Trim
COR #06	1363 Commons			\$5,261.92	Additional Siding and Trim
COR #07	1355, 1359 and 1363 Commons Fence Repairs			\$5,191.76	Fence Repairs and replacement
COR #08	2308 Swarthmore			\$2,833.35	Additional Fence Replacement
COR #09	1329 Commons			\$472.76	Additional Siding and Trim
CREDIT COR #10	1331 Commons			-\$3,203.88	Credit Siding and Trim Not Done
CREDIT COR #11	1333 Commons			-\$243.13	Credit Siding and Trim Not Done
COR #12	2308 Swarthmore			\$7,232.85	Additional Siding and Trim
COR #13	1359 and 1363 Commons Fence Repairs			\$317.03	Fence Repairs and replacement
COR #14	2308 Swarthmore Supplemental to COR#12			\$2,496.96	Additional Siding and Trim at 2 Gables

COR #15	1329 Commons Supplemental to #COR09		\$821.64		Additional Siding and Trim at Left Wall 2nd Story
COR #15 REVISION	1329 Commons Supplemental to #COR09			\$998.80	Additional Siding and Trim at Left Wall 2nd Story
COR #16	201 Dunbarton			\$4,003.85	Additional Siding and Trim
COR #17	203 Dunbarton			\$3,362.43	Additional Siding and Trim
COR #18	205 Dunbarton			\$1,954.55	Additional Siding and Trim
COR #19	301 Dunbarton			\$121.07	Additional Siding and Trim
COR #20	303 Dunbarton			\$304.69	Additional Siding and Trim
COR #21	1331 Commons Supplemental to #COR10			\$446.65	Additional Siding and Trim
COR #22	Additional Fence Repairs 201/205 Dunbarton Cir			\$6,593.48	Fence Repairs and replacement
COR #23	Additional Siding and Trim Unit #203			\$993.58	Additional Siding and Trim
COR #24	Additional Siding and Trim Unit #2310 SM			\$663.41	Additional Siding and Trim
COR #25	Additional Siding and Trim Unit #2312 SM			\$1,184.86	Additional Siding and Trim
COR #26	Additional Siding and Trim Unit #2314 SM			\$1,794.88	Additional Siding and Trim
COR #27	Additional Siding and Trim Unit #2318 SM			\$809.24	Additional Siding and Trim
COR #28	Additional Siding and Trim Unit #2316 SM			\$651.20	Additional Siding and Trim

COR #29	Additional Fence Repairs 2310-2318 SM			\$2,472.47	Fence Repairs and replacement
COR #30	Additional Siding and Trim Unit #203 Supplemental COR#23			\$866.70	Additional Siding and Trim
COR #31	Additional Siding and Trim Unit #305 DB			\$4,773.70	Additional Siding and Trim
COR #32	Additional Siding and Trim Unit #307 DB			\$1,139.40	Additional Siding and Trim
COR #33	Additional Siding and Trim Unit #203 Supplemental COR#30			\$835.51	Additional Siding and Trim
COR #34	Additional Siding and Trim Unit #201 Supplemental COR#16			\$1,648.02	Additional Siding and Trim
COR #35	Multiple Addresses			\$1,674.47	Permit Fees
COR #36	Additional Siding and Trim Unit #301 Supplemental COR#19			\$1,390.11	Additional Siding and Trim
COR #37	Additional Siding and Trim Unit #303 Supplemental COR#20			\$2,135.72	Additional Siding and Trim
COR #38	Additional Siding and Trim Unit #2318 Supplemental COR#27			\$773.57	Additional Siding and Trim

COR #39	Additional Siding and Trim Unit #2310 Supplemental COR#24			\$335.33	Additional Siding and Trim
COR #40	Additional Siding and Trim Unit #2312 Supplemental COR#25			\$536.82	Additional Siding and Trim
COR #41	Additional Siding and Trim Unit #401 DB			\$2,355.40	Additional Siding and Trim
COR #42	Additional Siding and Trim Unit #403 DB			\$2,177.28	Additional Siding and Trim
COR #43	Additional Siding and Trim Unit #405 DB			\$1,104.37	Additional Siding and Trim
COR #44	Additional Siding and Trim Unit #407 DB			\$1,561.76	Additional Siding and Trim
COR #45	Fence Repairs Unit #401-#405 DB			\$672.87	Fence Repairs and replacement
COR #46	Additional Siding and Trim Unit #305 DB Supplemental to COR#31			\$3,285.38	Additional Siding and Trim
COR #47	Additional Siding and Trim Unit #2320 SM			\$5,129.44	Additional Siding and Trim
COR #48	Additional Siding and Trim Unit #2322 SM			\$872.21	Additional Siding and Trim
COR #49	Additional Siding and Trim Unit #2324 SM			\$2,333.85	Additional Siding and Trim
COR #50	Additional Siding and Trim Unit #2328 SM			\$1,030.03	Additional Siding and Trim

COR #51	Additional Siding and Trim Unit #2330 SM			\$1,238.82	Additional Siding and Trim
COR #52	Additional Siding and Trim Unit #409 DB			\$1,988.08	Additional Siding and Trim
COR #53	Additional Siding and Trim Unit #411 DB			\$1,595.22	NO ORIGINAL SCOPE LISTED Additional Siding and Trim
COR #54	Additional Fence Repairs 411 Dunbarton			\$1,426.60	Additional Fence Repairs
COR #55	Additional Fence Repairs 403 Dunbarton			\$1,352.70	Additional Fence Repairs
COR #56	Additional Siding and Trim Unit #401 DB Supplemental to COR#41			\$374.43	Additional Siding and Trim
COR #57	Additional Fence Repairs 405 Dunbarton			\$353.87	Additional Fence Repairs
COR #58	Beam Replacement Unit #405 DB Supplemental to COR#43			\$439.96	Additional Siding and Trim
COR #59	Additional Fence Repairs 407 Dunbarton			\$5,596.46	Additional Fence Repairs
COR #60	Additional Siding and Trim Unit #407 DB Supplemental to COR#44			\$898.36	Additional Siding and Trim
COR #61	Additional Siding and Trim Unit #405 DB Supplemental to COR#58			\$299.15	Additional Siding and Trim

COR #62	Additional Siding and Trim Unit #401 DB Supplemental to COR#56			\$268.41	Additional Siding and Trim
COR #63	and Trim Unit #2320 Swarthmore Supplemental to COR#47			\$354.31	Additional Siding and Trim (HOA to invoice homeowner)
COR #64	and Trim Unit #2320 Swarthmore Supplemental to COR#63			\$647.44	Additional Siding and Trim
COR #65	Additional Fence Repairs Unit #303 Dunbarton			\$424.33	Additional Fence Repairs
COR #66	Additional Fence Repairs Unit #2320 Swarthmore			\$500.84	Additional Fence Repairs
COR #67	and Trim Unit #2322 Swarthmore Supplemental to COR#48			\$2,529.73	Additional Siding and Trim
COR #68	and Trim Unit #2324 Swarthmore Supplemental to COR#49			\$3,200.37	Additional Siding and Trim
COR #69	Additional Siding and Trim Unit #501 DB			\$9,577.20	NO ORIGINAL SCOPE Additional Siding and Trim
COR #70	Additional Siding and Trim Unit #503 DB			\$901.91	Additional Siding and Trim

COR #71	Additional Siding and Trim Unit #505 DB			\$3,939.65	NO ORIGINAL SCOPE Additional Siding and Trim
COR #72	Additional Fence Repairs Unit #501 DB			\$6,285.75	NO ORIGINAL SCOPE Fence Replacement
COR#73	Additional Fence Repairs Unit #2326 Swarthmore			\$4,012.41	Additional Fence Repairs
COR #74	Additional Siding and Trim Unit #601 DB			\$6,079.67	Additional Siding and Trim
COR #75	Additional Siding and Trim Unit #603 DB			\$4,009.44	Additional Siding and Trim
COR #76	Additional Siding and Trim Unit #605 DB			\$4,457.06	Additional Siding and Trim
COR #77	Fence Repairs Unit #601-#603			\$4,855.27	Additional Fence Repairs
COR #78	Additional Siding and Trim Unit #2326 Swarthmore			\$268.41	Additional Siding and Trim
COR #79	Additional Siding and Trim Unit #2328 Swarthmore Supplemental to COR#50			\$410.03	Additional Siding and Trim Supplemental

COR #80	Fence Repairs Unit #2328 and 2330 Swarthmore			\$3,514.53	Additional Fence Repairs
COR #81	and Trim Unit #2330 Swarthmore Supplemental to COR#51			\$1,073.63	Additional Siding and Trim
COR #82	Additional Siding and Trim Unit #507 DB			\$6,098.73	Additional Siding and Trim
COR #83	Additional Siding and Trim Unit #509 DB			\$3,365.49	Additional Siding and Trim
COR #84	Additional Siding and Trim Unit #511 DB			\$4,860.60	Additional Siding and Trim
COR #85	Fence Repairs Unit #507-#511			\$4,018.39	Additional Fence Repairs
COR #86	Additional Siding and Trim Unit #607 DB			\$2,189.80	Additional Siding and Trim
COR #87	Additional Siding and Trim Unit #609 DB			\$3,307.69	Additional Siding and Trim
COR #88	Additional Siding and Trim Unit #611 DB			\$4,985.85	Additional Siding and Trim
COR #89	Additional Siding and Trim Unit #613 DB			\$3,895.26	Additional Siding and Trim
COR #90	Additional Siding and Trim Unit #615 DB			\$6,356.02	Additional Siding and Trim
COR #91	Fence Repairs Unit #607-#615			\$8,247.43	Additional Fence Repairs

COR #92	Additional Siding and Trim Supplemental Unit #409 DB			\$1,283.13	Additional Siding and Trim
COR #93	Additional Siding and Trim Supplemental Unit #411 DB			\$1,160.40	Additional Siding and Trim
COR #94	Fence Repairs Unit #409-#411 DB			\$6,669.16	Additional Fence Repairs
COR #95	Additional Siding and Trim Supplemental Unit #501 DB COR#69			\$1,784.30	Additional Siding and Trellis Repairs
COR #96	Additional Siding and Trim Supplemental Unit #409 DB COR#92			\$269.57	Additional Trellis Repairs
COR #97	Additional Siding and Trim Supplemental Unit #2314 SM COR#26			\$1,044.72	Additional Siding and Trim Repairs (PEST REPORT)
COR #98	Additional Siding and Trim Supplemental Unit #2322 SM COR#67			\$810.90	Additional Siding and Trim Repairs (EXPOSED BY PRESSURE WASHING)
COR #99	Additional Siding and Trim Supplemental COR#69 Unit #501 DB			\$3,285.35	Additional Siding and Trim
COR #100	Additional Siding and Trim Supplemental COR#71 Unit #505 DB			\$422.06	Additional Siding and Trim
COR #101	Fence Repairs Unit #501-#505			\$6,215.69	Additional Fence Repairs

COR #102	Additional Siding and Trim Supplemental COR#93 Unit #411 DB			\$904.82	Additional Siding and Trim
COR #103	Additional Siding and Trim Unit #813 DB			\$5,736.56	Additional Siding and Trim
COR #104	Additional Siding and Trim Unit #815 DB			\$5,780.04	Additional Siding and Trim
COR #105	Fence Repairs Unit #813 DB			\$1,832.26	Additional Fence Repairs
COR #106	Additional Siding and Trim Unit #701 DB			\$1,775.43	Additional Siding and Trim
COR #107	Additional Siding and Trim Unit #703 DB			\$3,806.71	Additional Siding and Trim
COR #108	Additional Siding and Trim Unit #705 DB			\$9,693.34	Additional Siding and Trim
COR #109	Additional Siding and Trim Unit #707 DB			\$6,474.95	Additional Siding and Trim
COR #110	Additional Siding and Trim Unit #709 DB			\$2,152.87	Additional Siding and Trim
COR #111	Fence Repairs Unit #701-709 DB			\$14,077.79	Additional Fence Repairs
COR #112	Additional Siding and Trim Unit #507 DB Supplemental to COR#82			\$268.41	Additional Siding and Trim
COR #113	Additional Siding and Trim Unit #509 DB Supplemental to COR#83			\$674.05	Additional Siding and Trim

COR #114	Additional Siding and Trim Unit #813 DB Supplemental to COR#103			\$2,881.16	Additional Siding and Trim
COR #115	Additional Siding and Trim Unit #815 DB Supplemental to COR#104			\$1,102.56	Additional Siding and Trim
COR #116	Additional Gutter and Downspout Repair #806 Dunbarton COR#116			\$168.00	Additional Gutter and Downspout Repairs
COR #117	Permit Fees			\$3,913.08	Permit Fees
COR #118	Additional Siding and Trim Unit #601 DB Supplemental to COR#74			\$2,125.53	Additional Siding and Trim
COR #119	Additional Siding and Trim Unit #507 DB Supplemental to COR#112			\$357.85	Additional Siding and Trim
COR #120	Additional Siding and Trim Unit #605 DB Supplemental to COR#76			\$713.97	Additional Siding and Trim
COR #121	Additional Siding and Trim Unit #609 DB Supplemental to COR#87			\$2,494.98	Additional Siding and Trim
COR #122	Additional Siding and Trim Unit #611 DB Supplemental to COR#88			\$1,115.47	Additional Siding and Trim
COR #123	Fence Repairs Unit #813 DB			\$647.83	Additional Fence Repairs

COR #124	Additional Siding and Trim Unit #611 DB Supplemental to COR#122			\$1,832.99	Additional Siding and Trim
COR #125	Additional Siding and Trim Unit #615 DB Supplemental to COR#90			\$1,274.35	Additional Siding and Trim
COR#126	Additional Siding and Trim Unit #711 DB			\$2,718.99	Additional Siding and Trim
COR#127	Additional Siding and Trim Unit #713 DB			\$4,771.46	Additional Siding and Trim
COR#128	Additional Siding and Trim Unit #715 DB			\$6,703.39	Additional Siding and Trim
COR#129	Additional Siding and Trim Unit #717 DB			\$3,404.26	Additional Siding and Trim
COR#130	Additional Siding and Trim Unit #719 DB			\$3,631.58	Additional Siding and Trim
COR #131	Fence Repairs Unit #711-719 DB			\$8,679.31	Additional Fence Repairs
COR #132	Fence Repairs Unit #607 DB			\$2,269.27	Additional Fence Repairs
COR #133	Additional Siding and Trim Unit #701 DB Supplemental to COR#106			\$947.42	Additional Siding and Trim
COR #134	Asbestos and Lead Testing Unit #705 DB Supplemental to COR#108			\$966.00	Asbestos and Lead Testing Drywall

COR #135	Additional Siding and Trim Unit #703 DB Supplemental to COR#107			\$268.41	Additional Siding and Trim
COR #136	Additional Siding and Trim Unit #705 DB Supplemental to COR#134			\$2,299.46	Additional Siding and Trim
COR #137	Additional Siding and Trim Unit #707 DB Supplemental to COR#109			\$747.97	Additional Siding and Trim
COR #138	Additional Siding and Trim Unit #709 DB Supplemental to COR#110			\$1,022.45	Additional Siding and Trim
COR#139	Additional Siding and Trim Unit #801 DB			\$4,608.03	Additional Siding and Trim
COR#140	Additional Siding and Trim Unit #803 DB			\$1,397.42	Additional Siding and Trim
COR#141	Additional Siding and Trim Unit #805 DB			\$5,812.39	Additional Siding and Trim
COR #142	Fence Repairs Unit #801 and #805 DB			\$13,563.48	Additional Fence Repairs
COR#143	Additional Siding and Trim Unit #709 DB Supplemental to COR#138			\$626.07	Additional Siding and Trim
COR #144	Additional Siding and Trim Unit #711 DB Supplemental to COR#126			\$1,023.70	Additional Siding and Trim

COR #145	Additional Siding and Trim Unit #713 DB Supplemental to COR#127			\$2,445.99	Additional Siding and Trim
COR #146	Additional Siding and Trim Unit #711 DB Supplemental to COR#144			\$553.62	Additional Siding and Trim
COR #147	Trellis Caps Unit #713 DB Supplemental to COR#145		\$766.80		Trellis Caps
COR#148	Additional Siding and Trim Unit #807 DB			\$3,013.08	Additional Siding and Trim
COR#149	Additional Siding and Trim Unit #809 DB			\$5,601.65	Additional Siding and Trim
COR#150	Additional Siding and Trim Unit #811 DB			\$4,111.76	Additional Siding and Trim
COR #151	Fence Repairs Unit #807 through #811 DB			\$5,194.90	Additional Fence Repairs
COR#152	Additional Siding and Trim Unit #817 DB			\$6,382.79	Additional Siding and Trim
COR #153	Fence Repairs Unit #817 DB			\$3,534.75	Additional Fence Repairs
COR#154	Additional Siding and Trim Unit #901 DB			\$5,672.62	Additional Siding and Trim
COR#155	Additional Siding and Trim Unit #903 DB			\$2,059.56	Additional Siding and Trim
COR#156	Additional Siding and Trim Unit #905 DB			\$3,547.40	Additional Siding and Trim

COR#157	Additional Siding and Trim Unit #907 DB			\$678.00	Additional Siding and Trim
COR #158	Fence Repairs Unit #901 and 905 DB			\$11,462.96	Additional Fence Repairs
COR #159	Additional Siding and Trim Unit #717 DB Supplemental to COR#129			\$1,115.88	Additional Siding and Trim
COR #160	Additional Siding and Trim Unit #719 DB Supplemental to COR#130			\$439.64	Additional Siding and Trim
COR #161	Additional Siding and Trim Unit #801 DB Supplemental to COR#139			\$1,051.74	Additional Siding and Trim
COR #162	Additional Siding and Trim Unit #803 DB Supplemental to COR#140			\$310.33	Additional Siding and Trim
COR #163	Additional Siding and Trim Unit #813 DB Supplemental to COR#114	\$354.99			Additional Siding and Trim
COR#164	Additional Siding and Trim Unit 1001 DB			\$7,363.55	Additional Siding and Trim
COR#165	Additional Siding and Trim Unit #1003 DB			\$4,690.53	Additional Siding and Trim
COR#166	Additional Siding and Trim Unit #1005 DB			\$9,686.01	Additional Siding and Trim
COR#167	Additional Siding and Trim Unit #1007 DB			\$5,369.12	Additional Siding and Trim

COR #168	Additional Siding and Trim Unit #809 DB Supplemental to COR#149			\$278.59	Additional Siding and Trim
COR #169	Additional Siding and Trim Unit #613 DB Supplemental to COR#89		\$919.42		See REVISION COR#169R
COR #169R REVISED	Additional Siding and Trim Unit #613 DB Supplemental to COR#89	\$1,197.82			Additional Siding and Trim
COR #170	Additional Siding and Trim Unit #901 DB Supplemental to COR#154			\$649.17	Additional Siding and Trim
COR #171	Additional Siding and Trim Unit #903 DB Supplemental to COR#155		\$1,025.65		See REVISION COR#171R
COR #171R REVISED	Additional Siding and Trim Unit #903 DB Supplemental to COR#155			\$1,415.01	Additional Siding and Trim
COR #172	Additional Siding and Trim Unit #1009 DB			\$3,963.43	Additional Siding and Trim
COR #173	Additional Siding and Trim Unit #809 DB Supplemental to COR#149			\$2,026.05	Additional Siding and Trim
TOTALS		\$1,552.81	\$18,710.08	\$486,283.48	
TOTAL ORIGINAL CONTRACT AMOUNT				\$822,857.00	
TOTAL ADJUSTED CONTRACT AMOUNT				\$1,309,140.48	

June 2023 Work Order Report.pdf



Work Orders Nepenthe Association

WO#: 1148835	Status: Closed	Progress Code: Completed
Unit/Common Area: 11 Colby Ct		Category: Handyman
Date Created: 06/27/2023	Date Completed: 06/28/2023	Vendor:
Schedule Completion Date:		
Description: Marcus, Please see message from homeowner. I am attaching a work order for 11 Colby Ct. The wood moulding on the left hand side of the front porch walking toward the residence was removed today by landscaping. I believe it has been loose for sometime. It needs to be repaired as soon as possible because now there are protruding nails. I tried to explain this on your work order (which I am attaching plus a couple of photos) but the type face became miniscule and hard to read.		
WO#: 1148795	Status: Open	Progress Code: Request Sent
Unit/Common Area: 905 Dunbarton Cir		Category: Pest Control
Date Created: 06/27/2023	Date Completed:	Vendor: PEST CONTROL CENTER
Schedule Completion Date:		
Description: Pest Control, 'Please send pest control out to treat for termites at 905 DB . See photo. Have them talk to Mike when they get there. '		
WO#: 1148751	Status: Open	Progress Code: Request Sent
Unit/Common Area: 1111 Dunbarton Cir		Category: Tree Maintenance
Date Created: 06/27/2023	Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:		
Description: Grove, Please spray the tree near her mail box for insects. The tree is leaving lots of sticky stuff around the mailbox and floor. Thank you!		
WO#: 1148698	Status: Open	Progress Code: Received
Unit/Common Area: 401 Dunbarton Cir		Category: Handyman
Date Created: 06/27/2023	Date Completed:	Vendor:
Schedule Completion Date:		
Description: Marcus There is a lose board on the patio gate, Please secure. Thanks		
WO#: 1148696	Status: Open	Progress Code: Request Sent
Unit/Common Area: 813 Dunbarton Cir		Category: Siding
Date Created: 06/27/2023	Date Completed:	Vendor: Critical Path Reconstruction Inc
Schedule Completion Date:		
Description: CPR please provide the proposal to remove and put the siding back one once the refrigerant lines are done by Huft Home Services. Thanks		
WO#: 1148041	Status: Closed	Progress Code: Completed
Unit/Common Area: General		Category: Irrigation



Work Orders
Nepenthe Association



Work Orders Nepenthe Association

Date Created: 06/23/2023 **Date Completed:** 06/26/2023 **Vendor:** *FRANK CARSON LANDSCAPE & MAINTENANCE INC.

Schedule Completion Date:

Description: Zone 1 Controller A Station 6 11 Colby Ct. – Replace clogged rotary nozzle Station 13 2312 American River Dr. – Replace clogged rotary nozzle Zone 2 Controller B Station 12 1182 Vanderbilt Wy. – Replace leaking sprinkler and (3) clogged rotary nozzles Station 48 2240 Swarthmore Dr. – Repair broken Netafim Station 60 2259 Swarthmore Dr. – Cancel (1) sprinkler Zone 3 Controller C Station 15 1007 Dunbarton Cir. – The pipe was covered with Station 30 711 Dunbarton Cir. – Replace rotary nozzle and fitting Station 41 605 Dunbarton Cir. – Replace broken 6” Lid Zone 4 Controller D Station 33 1106 Commons Dr. – Adjust rotor Station 38 800 Dunbarton Cir. – Replace clogged nozzle Station 48 1100 Dunbarton Cir. – Add emitter Station 50 802 Dunbarton Cir. – Repair broken Netafim Zone 5 Controller E Station 26 101 Elmhurst Cir. – Replace (2) clogged nozzles Station 27 1095 Elmhurst Cir. – Replace (2) clogged nozzles

WO#: 1147795 **Status:** Closed **Progress Code:** Completed
Unit/Common Area: Cabana- Dunbarton **Category:** Roof Leak
Date Created: 06/22/2023 **Date Completed:** 06/27/2023 **Vendor:** ADVANCED ROOF DESIGN INC

Schedule Completion Date:

Description: Advance Roof There is a plastic on the roof. Please fix the roof and remove the plastic or the trap. thanks

WO#: 1147579 **Status:** Open **Progress Code:**
Unit/Common Area: 4 Colby Ct **Category:** Landscape
Date Created: 06/21/2023 **Date Completed:** **Vendor:**

Schedule Completion Date:

Description: Replace dead lawn around and in front of my home

WO#: 1147321 **Status:** Closed **Progress Code:** Completed
Unit/Common Area: 406 Elmhurst Cir **Category:** Handyman
Date Created: 06/20/2023 **Date Completed:** 06/21/2023 **Vendor:**

Schedule Completion Date:

Description: Marcus, The globe light in front of her home is smashed to many many pieces please inspect and repair. Thank you.

WO#: 1147307 **Status:** Closed **Progress Code:** Completed
Unit/Common Area: 1143 Vanderbilt Way **Category:** Handyman
Date Created: 06/20/2023 **Date Completed:** 06/21/2023 **Vendor:**

Schedule Completion Date:

Description: Marcus, Please replace the globe light on the right of her home the globe has a hole. Thank you

WO#: 1147299 **Status:** Open **Progress Code:** Request Sent
Unit/Common Area: Clubhouse **Category:** Irrigation



Work Orders Nepenthe Association

Date Created: 06/20/2023	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson repair a stuck valve at 1131 Commons Drive reported as an emergency on Sunday, June 11th			
WO#: 1147230	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 306 Dunbarton Cir		Category:	Roof Inspection
Date Created: 06/20/2023	Date Completed:	Vendor:	ADVANCED ROOF DESIGN INC
Schedule Completion Date:			
Description: Advance Roofing, Please check the flashing and around her chimney to see if there is a leak and repair it. Thank you!			
WO#: 1147039	Status: Open	Progress Code:	Received
Unit/Common Area: 711 Dunbarton Cir		Category:	Tree Maintenance
Date Created: 06/19/2023	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Grove remove fallen tree branch . See the pictures as attached. thanks			
WO#: 1147038	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1593 University Ave		Category:	Tree Maintenance
Date Created: 06/19/2023	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Grove Please remove hanging branch from redwood. thanks			
WO#: 1146948	Status: Closed	Progress Code:	Completed
Unit/Common Area: 609 Dunbarton Cir		Category:	Handyman
Date Created: 06/19/2023	Date Completed: 06/23/2023	Vendor:	
Schedule Completion Date:			
Description: Marcus, Please install her new mailbox. Thank you! *****6/23 @1pm*****			
WO#: 1146581	Status: Closed	Progress Code:	Completed
Unit/Common Area: General		Category:	Irrigation
Date Created: 06/16/2023	Date Completed: 06/16/2023	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			



Work Orders Nepenthe Association

Description: Zone 1 Controller A Station 59 1125 Commons Dr. – Cancel sprinkler and replace rotaries Station 62 Office Adelphi – Repair broken fitting and rotary Station 63 Office Adelphi – Broken Pipe Station 77 Office Commons – Replace rotary nozzle clogged Station 77 Office Commons – Replace stuck Valve Station 91 2329 Commons Dr. – Broken Pipe Zone 2 Controller B Station 4 1106 Vanderbilt Wy. – Replace (1) rotary nozzle clogged Station 12 1182 Vanderbilt Wy. – Repair (2) broken fitting Zone 3 Controller C Station 31 709 Dumbarton Cir. – Repair broken Netafim Station 48 601 Dumbarton Cir. – Repair (1) broken sprinkler Zone 5 Controller E Station 24 201 Elmhurst Cir. – Repair broken Netafim Station 46 603 Elmhurst Cir. – Repair broken sprinkler head Station 50 219 Elmhurst Cir. – Repair broken Netafim Station 53 507 Elmhurst Cir. – Replace (3) rotary clogged Station 63 603 Elmhurst Cir. – Replace broken sprinkler Zone 6 Controller F Station 54 312 Elmhurst Cir. – Repair broken pipe Station 57 310 Elmhurst Cir. – Replace (3) rotary clogged Station 66 304 Elmhurst Cir. – Replace (1) broken rotor Station 68 306 Elmhurst Cir. – Replace (4) rotary clogged Station 73 204 Elmhurst Cir. – Replace broken sprinkler, (3) nozzles Station 75 108 Elmhurst Cir. – Replace broken sprinkler head Station 77 100 Elmhurst Cir. – Replace (2) broken sprinklers, 4 nozzles Station 80 102 Elmhurst Cir. – Repair broken Netafim

WO#: 1146577	Status: Open	Progress Code: Request Sent
Unit/Common Area: 2232 Swarthmore Dr		Category: Landscaping
Date Created: 06/16/2023	Date Completed:	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.

Schedule Completion Date:

Description: Carson, Please spray the shrubs for this home for insects. Thank you.

WO#: 1146466	Status: Closed	Progress Code: Completed
Unit/Common Area: Tennis Court - Clubhouse		Category: Handyman
Date Created: 06/15/2023	Date Completed: 06/22/2023	Vendor:

Schedule Completion Date:

Description: Marcus Please clean the green canvas in the middle of the pickleball court. Thank you.

WO#: 1146346	Status: Open	Progress Code: Received
Unit/Common Area: 1007 Dunbarton Cir		Category: Fences
Date Created: 06/15/2023	Date Completed:	Vendor: Critical Path Reconstruction Inc

Schedule Completion Date:

Description: CPR please fix the fence where the branch fell. There is a board missing. Thanks

WO#: 1146345	Status: Open	Progress Code: Received
Unit/Common Area: 1007 Dunbarton Cir		Category: Roof
Date Created: 06/15/2023	Date Completed:	Vendor: ADVANCED ROOF DESIGN INC

Schedule Completion Date:

Description: Advance roofing Please inspect and repair the roof. The branch fell over. Thanks

WO#: 1146341	Status: Closed	Progress Code: Completed
Unit/Common Area: 1105 COMMONS Dr		Category: Handyman



Work Orders Nepenthe Association

Date Created: 06/15/2023	Date Completed: 06/21/2023	Vendor:
Schedule Completion Date:		
Description: Marcus, H/O will leave gate open there are some boards missing from his gate Thank you		
WO#: 1146336	Status: Closed	Progress Code: Completed
Unit/Common Area: 2317 Swarthmore Dr		Category: Handyman
Date Created: 06/15/2023	Date Completed: 06/19/2023	Vendor:
Schedule Completion Date:		
Description: Marcus, There is loose boards on the fence and gate.		
WO#: 1146332	Status: Open	Progress Code: Request Sent
Unit/Common Area: General		Category: Gutter
Date Created: 06/15/2023	Date Completed:	Vendor:
Schedule Completion Date:		
Description: Bailey Boys, Gutter List 1533 University 1335 Vanderbilt 1015 Vanderbilt 1025 Vanderbilt 505 Elmhurst 1005 Vanderbilt		
WO#: 1146323	Status: Closed	Progress Code: Completed
Unit/Common Area: 1007 Dunbarton Cir		Category: Tree Maintenance
Date Created: 06/15/2023	Date Completed: 06/15/2023	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:		
Description: Grove Please remove the branch that fell on the roof and the fence. thanks		
WO#: 1146006	Status: Closed	Progress Code: Completed
Unit/Common Area: 1007 Dunbarton Cir		Category: Tree Trimming
Date Created: 06/13/2023	Date Completed: 06/14/2023	Vendor: *FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:		
Description: Owner has tree limb hanging off and ready to fall on driveway and other limbs may also fall.		
WO#: 1145937	Status: Closed	Progress Code: Completed
Unit/Common Area: 1425 University Ave		Category: Handyman
Date Created: 06/13/2023	Date Completed: 06/13/2023	Vendor:
Schedule Completion Date:		
Description: Please adjust front gate entry door		
WO#: 1145898	Status: Open	Progress Code: Request Sent
Unit/Common Area: General		Category: Asphalt Repairs



Work Orders Nepenthe Association

Date Created: 06/13/2023	Date Completed:	Vendor:	BREAULT ASPHALT MAINTENANCE
Schedule Completion Date:			
Description: Breault Asphalt Work that was carried over from 2022 and not completed or billed due to weather, the board approved : crack fill, sealcoat and restriping on Elmhurst and Dunbarton in the amount of \$18,008.00. Total amount of contract including the carry over work is \$99,897.00 Thanks			
WO#: 1145890	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Zone 2 Landscape		Category:	Tree Maintenance
Date Created: 06/13/2023	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Grove Board has approved the tree work for zone 2 NTE \$55,360 Thanks			
WO#: 1145886	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 1110 Dunbarton Cir		Category:	Handyman
Date Created: 06/13/2023	Date Completed:	Vendor:	
Schedule Completion Date:			
Description: Marcus, Please pressure wash the siding of the home			
WO#: 1145852	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Landscape		Category:	Backflow Devices
Date Created: 06/13/2023	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson Board has approved the replacements for Backflow blanket replacements from Zone 1- 7 NTE \$15,220.00			
WO#: 1145842	Status: Closed	Progress Code:	Completed
Unit/Common Area: 1355 Commons Dr		Category:	Handyman
Date Created: 06/13/2023	Date Completed: 06/23/2023	Vendor:	
Schedule Completion Date:			
Description: Marcus, Please check there fence three boards are loose and one is missing. Thank You. ***** 6/13- Hey Mary, unfortunately at the moment the lumber we use to repair the fences are out of stock every where due to a national shortage. I have a few other homes that need there fences repaied as well. Once I'm able to purchase some, I will be contacting you to set up a time to repair it. Thank you Marcus , The homeowners fixed their own fence please still go check it to make sure everything looks alright. Thank you.			
WO#: 1145841	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 804 Elmhurst Cir		Category:	Landscape proposal



Work Orders Nepenthe Association

Date Created: 06/13/2023	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson Borad has approved the installation of new drain between 802-804 Elmhurst NTE \$5515.00 Thanks			
WO#: 1145793	Status: Closed	Progress Code:	Completed
Unit/Common Area: 1395 Commons Dr		Category:	Handyman
Date Created: 06/13/2023	Date Completed: 06/19/2023	Vendor:	
Schedule Completion Date:			
Description: Marcus, Please check the lollypop light by this home. It did not turn on last night. *****replaced the bulb on lollypop light on front entry.6/19			
WO#: 1145589	Status: Closed	Progress Code:	Completed
Unit/Common Area: 2240 Swarthmore Dr		Category:	Handyman
Date Created: 06/12/2023	Date Completed: 06/22/2023	Vendor:	
Schedule Completion Date:			
Description: Marcus please check the eves and the gutter in the patio are for dry rot. ***will be replaced during siding rehab**			
WO#: 1145520	Status: Open	Progress Code:	
Unit/Common Area: 709 Dunbarton Cir		Category:	Rain Gutters
Date Created: 06/12/2023	Date Completed:	Vendor:	
Schedule Completion Date:			
Description: Hi. I would like to know if you have the specifications used when it is necessary to repair or replace rain gutters in Nepenthe. So far inspection and oversight of tree damage repairs by HOA's insurance company's work at our house has been spotty to non-existent and I fear a lesser quality is likely when they replace a run here. I would be interested in the shape, metal gauge and attachment details. Thank you			
WO#: 1145144	Status: Closed	Progress Code:	Completed
Unit/Common Area: 326 Elmhurst Cir		Category:	Tree Proposal
Date Created: 06/09/2023	Date Completed: 06/14/2023	Vendor:	
Schedule Completion Date:			
Description: Grove, There is a pine tree on the right side of this home leaning towards their home. Please take a look. Thanks!			
WO#: 1144990	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Zone 1 Landscape		Category:	Landscape
Date Created: 06/08/2023	Date Completed:	Vendor:	
Schedule Completion Date:			
Description:			



Work Orders Nepenthe Association

Schedule Completion Date:			
Description: Grove Board of Directors have approved the tree work for Zone 1 NTE 46580.00. Please proceed with the tree work.			
WO#: 1144973	Status: Open	Progress Code:	Request Sent
Unit/Common Area: Clubhouse		Category:	Pest Control
Date Created: 06/08/2023	Date Completed:	Vendor:	PEST CONTROL CENTER
Schedule Completion Date:			
Description: Please spray the storage at the clubhouse for spiders. Thanks!			
WO#: 1144855	Status: Closed	Progress Code:	Completed
Unit/Common Area: 1417 Commons Dr		Category:	Irrigation
Date Created: 06/08/2023	Date Completed: 06/08/2023	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Carson, The county garbage truck hit a backflow in between 1417 - 1423 Commons			
WO#: 1144794	Status: Closed	Progress Code:	Cancelled
Unit/Common Area: 1015 Vanderbilt Way		Category:	Handyman
Date Created: 06/08/2023	Date Completed: 06/08/2023	Vendor:	
Schedule Completion Date:			
Description: Pressure wash drive way			
WO#: 1144649	Status: Closed	Progress Code:	Completed
Unit/Common Area: 8 Colby Ct		Category:	Handyman
Date Created: 06/07/2023	Date Completed: 06/08/2023	Vendor:	
Schedule Completion Date:			
Description: Marcus Please check the gate, it wont latch properly. Call the homeowner so she can unlock the gate thanks			
WO#: 1144607	Status: Closed	Progress Code:	Completed
Unit/Common Area: 1425 Commons Dr		Category:	Handyman
Date Created: 06/07/2023	Date Completed: 06/08/2023	Vendor:	
Schedule Completion Date:			
Description: Please fix gate			
WO#: 1144387	Status: Open	Progress Code:	
Unit/Common Area: 707 Dunbarton Cir		Category:	Siding
Date Created: 06/06/2023	Date Completed:	Vendor:	
Schedule Completion Date:			



Work Orders Nepenthe Association

Description: Damage on interior master wall from exterior siding installation.			
WO#: 1144378	Status: Closed	Progress Code:	Completed
Unit/Common Area: 1020 Dunbarton Cir		Category:	Sewer
Date Created: 06/06/2023	Date Completed: 06/13/2023	Vendor:	FIRST CALL PLUMBING & SEWER SERVICE
Schedule Completion Date:			
Description: Mike Clear the sewer line in the common area leading to the unit NTE \$2600.00 Thanks			
WO#: 1144167	Status: Closed	Progress Code:	Completed
Unit/Common Area: 716 Elmhurst Cir		Category:	Handyman
Date Created: 06/05/2023	Date Completed: 06/13/2023	Vendor:	
Schedule Completion Date:			
Description: Marcus, Please Fix her gate it is falling apart. Thank you! **Checked latch and it was working			
WO#: 1144004	Status: Open	Progress Code:	Request Sent
Unit/Common Area: 722 Elmhurst Cir		Category:	Tree Maintenance
Date Created: 06/05/2023	Date Completed:	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			
Description: Grove, Please pick up the big tree branch at 722 Elmhurst. Thank you!			
WO#: 1143813	Status: Closed	Progress Code:	Completed
Unit/Common Area: General		Category:	Handyman
Date Created: 06/02/2023	Date Completed: 06/02/2023	Vendor:	
Schedule Completion Date:			
Description: replace light bulb @2308 Swarthmore			
WO#: 1143776	Status: Closed	Progress Code:	Completed
Unit/Common Area: 2314 American River Dr		Category:	Handyman
Date Created: 06/02/2023	Date Completed: 06/07/2023	Vendor:	
Schedule Completion Date:			
Description: Marcus, Please fix her gate the bottom board is all broken and nails are sticking out. Please fix Thanks! *****APPT 6/7 @9am*****			
WO#: 1143773	Status: Closed	Progress Code:	Completed
Unit/Common Area: Landscape		Category:	Irrigation
Date Created: 06/02/2023	Date Completed: 06/02/2023	Vendor:	*FRANK CARSON LANDSCAPE & MAINTENANCE INC.
Schedule Completion Date:			



Work Orders Nepenthe Association

Description: Zone 1 Controller A Station 42 1111 Adelphi Ct. – Replace Clogged Rotary Nozzles Station 46 1119 Adelphi Ct. – Broken Sprinkler and Fitting Station 94 1055 Adelphi Ct. – Clogged Rotary Nozzle Zone 2 Controller B Station 15 1248 Vanderbilt Wy. – Replace Clogged Nozzles Station 22 1324 Vanderbilt Wy. – Repair Broken Pipe Station 34 1338 Commons Dr. – Replace Clogged Rotary Zone 4 Controller D Station 43 1324 Commons Dr. – Repair Broken Netafim Station 48 1248 Vanderbilt Wy. – Repair Broken Netafim Station 52 812 Dumbarton Cir. – Add Emitters Zone 5 Controller E Station 8 1408 Commons Dr. – Replace Broken Nozzle Station 14 1404 Commons Dr. – Repair Broken Netafim Station 15 1311 Vanderbilt Wy. – Replace Clogged Rotary Station 32 1095 Elmhurst Cir. – Repair Broken Pipe Station 34 1269 Vanderbilt Wy. – Repair Broken Netafim Station 35 1281 Vanderbilt Wy. – Replace Clogged Rotary Nozzle Station 39 1305 Vanderbilt Wy. – Add Emitters Station 67 611 Elmhurst Cir. – Replace Broken Nozzle Station 76 707 Elmhurst Cir. – Repair Broken Pipe Station 86 903 Elmhurst Cir. – Repair Broken Pipe Station 89 1428 Elmhurst Cir. – Repair Broken Pipe Station 90 1426 Commons Dr. – Replace Clogged Nozzle Zone 7 Controller G Station 34 1563 University Ave. – Repair Broken Netafim Station 38 1569 University Ave. – Repair Broken Netafim

WO#: 1143394 **Status:** Closed **Progress Code:** Completed
Unit/Common Area: 1443 University Ave **Category:** Handyman
Date Created: 06/01/2023 **Date Completed:** 06/02/2023 **Vendor:**
Schedule Completion Date:

Description: Check dent on gutter **** Checked gutter out and it has some visible damage, But nothing that will prevent it from draining****6/2

WO#: 1143393 **Status:** Closed **Progress Code:** Completed
Unit/Common Area: General **Category:** Handyman
Date Created: 06/01/2023 **Date Completed:** 06/01/2023 **Vendor:**
Schedule Completion Date:

Description: Fix gutters on 1284 and 92 Vandy

WO#: 1143234 **Status:** Closed **Progress Code:** Completed
Unit/Common Area: 1012 Dunbarton Cir **Category:** Handyman
Date Created: 05/31/2023 **Date Completed:** 06/02/2023 **Vendor:**
Schedule Completion Date:

Description: Please touch-up paint by front door Paint: Cannery Park *****5/31@2:30pm*****

WO#: 1143126 **Status:** Closed **Progress Code:** Completed
Unit/Common Area: Clubhouse **Category:** Handyman
Date Created: 05/30/2023 **Date Completed:** 05/31/2023 **Vendor:**
Schedule Completion Date:

Description: Marcus, Can you please ziptie the net on the pickleball court it is falling off.

WO#: 1143028 **Status:** Closed **Progress Code:** Completed
Unit/Common Area: 316 Elmhurst Cir **Category:** Handyman
Date Created: 05/30/2023 **Date Completed:** 05/31/2023 **Vendor:**
Schedule Completion Date:



Work Orders Nepenthe Association

Description: Marcus, Could you please check to see if there is any missing signs in between 316-318 Elmhurst.

WO#: 1143024 **Status:** Closed **Progress Code:** Completed

Unit/Common Area: Clubhouse **Category:** Handyman

Date Created: 05/30/2023 **Date Completed:** 05/31/2023 **Vendor:**

Schedule Completion Date:

Description: Marcus, Please fix the door stopper from the front door in the clubhouse. Thank you

WO#: 1143022 **Status:** Closed **Progress Code:** Completed

Unit/Common Area: 1423 Commons Dr **Category:** Handyman

Date Created: 05/30/2023 **Date Completed:** 05/31/2023 **Vendor:**

Schedule Completion Date:

Description: Marcus Please check the fence connecting to the neighbors at 1423 commons see if it can be fixed

Architectural Review Committee Minutes June 2023.do.docx

NEPENTHE ARCHITECTURAL REVIEW COMMITTEE MINUTES
Thursday, June 8, 2023

June 8, 2023, Thursday at 5:30 pm, conducted in person and via videoconferencing.

Members present: Alan Watters, chairperson; Allen Davenport; Ken Luttrell; Paul Serafimidis; Shelby Drayton, Lee Blachowicz.

Also present: Markus Dascher, Board Liaison; Rella Remedias, Roberta Dworkin.

Meeting was convened at 5:30 pm.

A. Introductions. New member Shelby Drayton was welcomed.

B.1. Homeowner requests not voted on: none.

B.2. Homeowner Requests Recommended to be Approved: (With conditions if so noted.) (All votes unanimous unless otherwise noted).

1. **2265 Swarthmore Drive** – Windows replacement is requested in this 2000 model. All seven windows are to be replaced using Milgard’s Trinsic dual-paned, vinyl-framed windows in exterior color “Bronze.” The contractor is to be American Windows. Voting was conducted by email with all five members responding voting in the affirmative on May 19, 2023. **Approval Recommended.**

2. **1563 University Avenue** – In this 7700 model, requested are two Velux skylights. (This is a reduplication of the application approved in April, for two more skylights, already installed.) Requested is the installation of two additional 25 1/2” x 49 1/2” low-E, clear-glass, fixed, curb-mounted (FCM 2246 0004) Velux skylights in the living room ceiling on either side of the chimney. Nepenthe’s Roof Penetration Policy would apply: “The applicant will be responsible for any moisture penetration damage caused by these installations.” The contractor is to be Snook Skylights and Roofing. This product and this contractor were approved previously by the ARC in April, 2023 and April and October, 2021. **Approval Recommended with Condition:** If the load-carrying capacity of any roof rafters or trusses were to be compromised by damage caused during this installation, the capacity of said element(s) shall be restored to an appropriate level.

3. **809 Dunbarton Circle** – Requested for this 4400 model is a roll-down exterior sunshade to be mounted on the vertical exterior siding above the kitchen garden window. The product is a manual roller shade, Polar Shades Polar Tech 16 system with fascia. (spec sheet for the mechanics: https://www.polarshade.com/pdf/PolarTech16_ManualRollerShadeSystem_Fascia.pdf) Phifer SheerWeave 4500, a “lighter (2x22 basket) weave vinyl-coated polyester fabric” in color “Golden Sand”([Phifer SheerWeave Fabrics - Polar Shades](#)). Because of the layout of the home, this shade will not be viewable from a common area. The contractor is to be The Blind Guys. It is recommended that the shade’s hardware be mounted using stainless steel or galvanized screws. It

will be understood that it will be the homeowner's responsibility to remove this shade from the siding when the HOA's contractor needs to replace it. **Approval Recommended.**

4. **712 Elmhurst Circle** – Requested for this 4400 model is a sliding shade canopy on cables. (This installation will be very similar to that approved in September, 2021 for the neighboring 716 Elmhurst Circle.) Install two sliding shade canopies, 52" wide, sliding on several wire cables over the patio. The cable mounting uses two angle irons that will go into the wall that holds the den sliding patio door and into the garage wall at a height of about 8 feet to anchor cables that will cross over the patio. The size of the covered area is almost 9' x 14'. The application requested a choice of two fabrics, either Option 1, Sunbrella Aruba 6012, a bright aqua or blue or Option 2, a beige solid, with the homeowner's preference being for the blue. At the meeting, a motion was made and passed to allow either fabric color. Later, a concern arose about the possibility that this bright blue color might be somewhat visible from the neighboring home or the common area. On June 27, 2023, voting was conducted by email to (1) vote on a motion to rescind the previous motion's approval, and (2) vote on a motion restriction to only Option 2, the beige-colored fabric. Both motions were approved by a majority of the ARC. The contractor is to be Goodwin-Cole. It will be understood that it will be the homeowner's responsibility to remove this shade's mounts from the siding when the HOA's contractor needs to replace siding. **Approval Recommended.**

5. **1071 Vanderbilt Way** – Patio pool installation is requested in this 7000F model: A 6'x 6' moveable triangular spa is to be hoisted by crane and installed in the backyard. After Management was consulted about reviewing crane liability, a certificate of insurance with Summit Crane Company of Solano, LLC was obtained. Post-meeting approval: Voting was conducted by email on May 11 with all members voting in the affirmative. **Approval Recommended.**

6. **1207 Vanderbilt Way** – Windows replacement in this 7000F model. A previous windows replacement approved Oct., 2016 using the same window product. Requested is the installation of 4 replacement Simonton Daylight Max dual-paned windows in exterior color "Bronze," with one being the living room window and three being second-story bedroom windows. The contractor is to be C.E.C.S. with Gary Lee. **Approval Recommended.**

7. **718 Elmhurst Circle** – Windows replacement in this 5500 model. Two windows, that in the living room and the second-story bedroom above it, are requested to be replaced, using Simonton DaylightMax dual-paned windows in Bronze exterior color in a retrofit installation. The configuration of both windows will change from the original 50%-50% to 25%-50%-25% as is allowed under the windows rules. The contractor is to be C.E.C.S. Post-meeting approval: Voting was conducted by email on June 22, with all members voting yes. **Approval recommended.**

B.2.A. Homeowner Requests Approved via Emergency Approvals:

8. **1101 Commons Drive** – Emergency HVAC system replacement is requested in this 1100 Model. Install a 14 SEER split-system Ruud Endeavor Line Achiever Series iM model RP1430AJ1NA heat pump and a Ruud air handler. The heat pump is to be located in the original location. The refrigerant line set is to be re-used, and no new wiring is to be installed over the siding. The contractor is to be Authority Heating & Air Conditioning, of Sacramento. Post-meeting approval: Voting was conducted by email on May 11 with all members responding voting in the affirmative. **Emergency Approval granted June 21, 2023.**
9. **1292 Vanderbilt Way** – Emergency HVAC system replacement is requested in this 2000 Model. Install a Trane XR 17 3-ton split-system heat pump and a Trane air handler. The heat pump is to be located in the original location. The refrigerant line set is to be re-used, and no new wiring is to be installed over the siding. The contractor is to be Buckley Heat Air Solar. A crane lift was necessary, so a certificate of insurance was obtained from Dependable Crane Service, LLC. Post-meeting approval: Voting was conducted by email on June 22 with all members responding voting in the affirmative. **Emergency Approval granted June 22, 2023.**

B.2.B. Homeowner Requests Not Recommended for Approval: none.

C. Old Business:

1. **Updating the ARC “Rules” and associated forms** : a “red-line” draft version of the new rules document and an explanation has been given to Management to submit to our attorney, after which the draft will be presented to the homeowners for comment.

D. New Business:

1. **Estoppel Inspections:** Alan has performed one.
2. 616 Elmhurst Circle – Trellis replacement. Discussion was had concerning homeowners’ desire to replace removed trellis. Application has not been accepted because it lacks sufficient documentation. If a custom design is to be used, we will need a readable engineering drawing or diagram.

E. Notices of Completion: Alan signed several.

Meeting adjourned at 6:15 pm.

Respectfully submitted, Alan Watters, A.R.C. chair

Finance Committee Minutes - June 2023.docx

Minutes – Finance Committee Meeting

June 26, 2023, 4:30 pm

Present at last meeting: Will Vizzard (m), Tara Zimmerman Foust (m), Nina White (m), Susan Timmer (m), Dusty Favichia (Manager), Bill Henle (Board liaison); Observers: Cheryl Nelson, Karen Lowrey, Ashley Tangeraas, Carol Duke.

- 1) Approval of May minutes – Approved via email. Link to Zoom recording of meeting: <https://nepenthehoa.com/finance-committee/>
- 2) Introductions & welcome
- 3) Homeowner comments/questions
- 4) News, updates from the Board or from Management
 - a. Pool proposal follow-up- The pool proposal was approved at the May meeting and the work has just gotten started.
 - b. Finance Committee role: Mr. Henle suggested that it might be a good idea if other committees' proposals to the Board be provided to FC by Management, other Committee chairs or Liaisons so that the FC could advise the Board on proposals' impact on the reserves. Discussion ensued. FC members mentioned the following: 1) thought it was a good idea but didn't know how it would work logistically; 2) thought it would likely further delay other committees' proposals; 3) believed that the Reserve Tracker was a clear and straightforward tool that Board members could use to make these judgments. We are always available to assist in reviewing less straightforward proposals.
- 5) Old business:
 - a. Updating reserve study (running list)
 - i. Updating siding - In order to more accurately forecast our reserve expenses for siding and painting in future years, we need to know the percentage of

- ii. siding we are replacing this cycle. The more we replace now, the less we will need to replace in future years because of the improved material. To estimate our future needs, we need to know the total number of siding sheets on our houses as well as the number replaced. Per Ms. Favichia, they received the elevation plans on 6/26/23 for the purpose of calculating the number of sheets replaced for the siding project. Vizzard will begin the process of counting panels on different units. Ms. White volunteered to help in this effort. Vizzard noted that the Board still needs to decide whether to go with a 6-year or 8-year siding cycle. There may be cost savings connected with an 8-year cycle, and additional savings with the deferral of painting.
 - iii. Painting cycles- Painting cycles will need to be coordinated with siding cycles.
 - iv. Tennis court resurfacing- The ad hoc committee looking into the needs for tennis court maintenance found that procedures have changed since the last time the reserve study was done. We need to ask Browning to adjust costs-eliminating resealing, using an 8-year cycle, and cutting the cost of resurfacing according to current industry costs/standards.
 - b. Information about current investments- Ms. Favichia will follow up on getting a summary of investments and associated rollover dates for the next FC meeting.
- 6) New business:
- a. May financials – No questions or comments
 - b. Reserve tracker review – Ms. Favichia noted that the Reserve Tracker was updated with invoices up to 6/22/23, with the exception of three invoices and the pending cost of the Dunbarton Pool repair, estimated at \$38,700. Ms. White noted that it would be helpful to have a projection on tree expenses for the rest of the year. Ms. Nelson, Board liaison to the Grounds committee, informed us that the tree walks for Zones 1 and 2 were in the \$40-\$50K range. She stated that they are being cautious in estimating the need for tree work to mitigate the possibility of repeating problems that resulted from the January storms. Nelson further mentioned that the Grounds Committee is implementing a system of rating the importance of tree work according to a priority system similar to what they use for landscape proposals. Ms. White noted that using the first two zones as a basis for estimating put total costs at \$200-\$350K for tree expenditures in all 7 zones.
 - c. Reserve Study: Scheduling Browning for August FC meeting- Ms. Favichia will ask Bob Browning to attend our August Finance Committee meeting. She also will find out whether Browning is due to come on site this year.
- 7) Homeowner comments/questions
- 8) Recording of this meeting will be available at: <https://nepenthehoa.com/finance-committee/>
- 9) Next meeting- July 24, 2023, 4:30 pm

Grounds Committee Minutes June 2023.docx

Grounds Committee Meeting Minutes

June 15, 2023 @ 3:00 PM

Nepenthe Clubhouse & Zoom

Members Present

Pam Livingston, Chair & Zone 4 Steward

Jim Shaw, Co-Chair & Zone 1 Steward

Diane Durawa, Zone 2

Joleen Hecht, Zone 3

Lisa Tafoya, Zone 3

Don Ellwanger, Zone 5

Jean Dascher, Zone 5

Kathy Waugh, Zone 6

Joan Trotta, Zone 6

Solveig Toft, Zone 7

Also Present

Christina George, Board Liaison

Cheryl Nelson, Vice President

Dusty Favichia, General Manager

Oscar Lopez, Carson

Paul Dubois, Grove

Absent

Kathryn Schmid, Zone 4

Homeowners Present

Carol Duke, Amy Mickel, Peter Fairchild, Peter Pelkofer, Theresa McCracken, Paula Connors

AGENDA ITEMS

Pam called the meeting to order at 3:00pm.

Chair Introduction & Report

Pam Livingston introduced herself as the new Chair of the committee. She invited **Christina George**, the new Board Liaison to say a few words.

Liaison Report

Christina indicated her pleasure at continuing to work with the Grounds Committee, although in a different capacity. She invited **Cheryl Nelson**, liaison for 22-23, to comment on last year.

Cheryl relayed the committee accomplishments:

- Ranking system designating the importance of new project
- Separation of zones into sub-districts

General Manager Report

Dusty reported the storm tree stump remediation will begin 7/17 and continue through 9/23. The ranking system suggested by this committee to the Board resulted in Grove preparing 3 categories for the tree walks reflecting the importance of the work. Committee members will be emailed copies of the categorization on tree walks 1 and 2. The Homeowner Landscape Request process is being revised for presentation at the July open meeting. Dusty is meeting with Christina and Cheryl to formalize procedures. A tree limb fall at 1007 Dunbarton was to a tree identified during the zone 3 tree walk as needing removal. The fallen limb was removed and the roof and fence are being checked for possible repair.

Minutes of Committee Meeting April 20, 2023

Diane made a motion to approve and was seconded by **Kathy**. **Motion Passed.**
Abstentions: Joleen, Lisa, Solveig, Jean (not present at May 18, 2023 meeting)

Carson Update

- Turf Fertilization is scheduled for 6/26/23
- Watering schedule is now 4 days a week.
- Insect/Fungus and Fruit Prevention spraying scheduled for the end of June
- Field Weed Spraying is scheduled for the end of June
- Renovation of the 17 storm damaged sites is scheduled for 7/17/23 – 9/23/23
- Irrigation Evaluations have been completed in zones 1,2,3,4&5. In process in zones 6&7
- Pruning detail has been completed in zones 1,2,3,4. In process in zones 5,6&7
- Deep Root Watering is scheduled for the last week in June

Grove Update

Paul Dubois advised that the Zone 1 Tree Work is scheduled for July. The Zone 2 Tree Work proposal has been accepted but the work order has not yet been received by Grove. The Tree Walk Report & Proposal for Zones 3 & 4 will be presented at the July meeting.

Zone Steward Comments

Diane Durawa, zone 2 steward requested information on the turf remediation on Swarthmore and the irrigation that currently is misdirected. **Oscar** advised that this area will be included in the storm stump remediation project beginning 7/11. Some rotary sprinklers stick or get twisted. The Swarthmore area sprinklers were incorrectly installed and this will be remedied with the remediation.

Jean Dascher, zone 5 steward, mentioned that some shrubs in her zone have not been pruned. **Oscar** advised that all shrubs were pruned but there are some very fast-growing shrubs, Privets and Xylosmas, and they can appear to have been missed due to their rapid growth.

Adjourned 4:00 pm

ILS Committee Minutes June 2023.pdf

ILS Committee Meeting

Date: June 13, 2023

Attendees: Nancy Arndorfer, Chair-person William Olmsted, Member
Jerry Dunn, Member Leslie Arnal, Member
Jackie Grabitus, Board Liaison Pam Dimaggio, Member

1. Security Companies: Committee was asked to research Security Companies. Before doing so, we wanted to see a copy of Nepenthe's current contract to determine cost and scope of duties.
2. Trip Hazards: Sidewalk hazard areas have been spray painted in bright pink. What is plan to repair?
3. Insurance coverage for volunteers: Since volunteers are not covered by workers comp because they are not considered employees and can not sue Nepenthe because they are property owners, question arose about compensation for medical bills if they are injured while performing volunteer activities. Jerry will research cost for a Volunteer Disability policy which is expected to be very affordable.
4. Property and Liability Insurance: Board asked ILS Committee to prepare RFP for Oct. renewal. This was previously performed by First Services. Jerry will work with new manager, Dusty on this project. Will ask Dusty to get Loss Runs from Farmers.

Because of large damages from January storm and number of insurance carriers leaving California, we are anticipating possible large increase when our policy renews in October.

We also want to reconsider the Deductible Amount for the policy due to the unexpected hardship put on individual homeowners when we increased it from \$10,000 to \$25,000 last year.

5. Flood Insurance: Because there are new Private Flood Markets offering lower premiums and better coverages than NFIP, we will research alternatives to current insurance program. Of major concern is how claims are managed for adjoining building units.

Next meeting scheduled for Tuesday, July 11, 2023

Outreach Committee Minutes June 2023.pdf

Nepenthe Outreach Committee Meeting Minutes

June 14, 2023

4:00PM

Nepenthe Clubhouse

Present:

Marcy Best, Chair

Bonnie Jacobson

Theresa McCrackin

Jan Beale

Pat Furakawa

Nancy Arndorfer

Hallie Henle

Gerry Gelfand

Carol Duke

Ann Bennett

Joan Barrett, Secretary

Cheryl Nelson, Board Liaison

Not Present:

Joyce Earl

Bill Olmsted

Guests

Karen Lowrey

Pam Livingston

The meeting was called to order at 4:00PM by chair, **Marcy Best**.

The previous minutes for May, 2023 needed no adjustment or changes.

Due to the new members, **Marcy** reiterated that the mission of the committee is to be a support group for the board as well as to provide fun and to involve more residents into the community. She reminded the members that we don't talk politics and are respectful of our fellow volunteers.

Old Business

Jazz at the Pool- Joan Barrett, Cheryl Nelson and Peter Klein will assist Bill Olmsted at the bar. The weather is predicted to be in the 80's but windy. Currently, the count is at 51 tickets sold with 3 weeks to go.

4th of July Celebration & Parade

Tasks are assigned as follows:

Notify residents on the Green of the event- **Hallie**

Purchase, cooking and distribution of food items- **Bonnie J, Theresa, &**

Pat

Paper products- **Jan, Marcy, Karen**

Balloon decor; inflate and anchor- **Marcy & Peter Klein**

Ticket creation and sales - **Gerry, Ann B** and **Nancy A**

Electricity and rest room- **John Baker**

Decor in tubs for parade participants- **All Hands**

Face Paint- **Marie Louise ?**

Cadets to lead parade- **Marcy**

Parade marshal- **Jan**

Signs for event; directionals; ticket sales, face painting- **Gerry**

The food pricing was discussed and it was decided to keep the price at \$5.00 for a hot dog in a bun, chips, water and a cookie would be included for that price.

A discussion of the beneficiaries of any fund-raising revenue followed; **Cheryl** said that she would like to see the Campus Commons Playground as a recipient of any 4th of July funds as well as the Halloween Party fundraising efforts and a goal of \$1,000.00 per year to go toward maintenance of the playground.

A goal of making the Holiday Party free to residents was also mentioned.

There will be a final meeting regarding the 4th of July event at the clubhouse on July 3rd at 2:00PM.

New Residents

Hallie said that there were four new residents this month that received Welcome Packets.

Accounting

Hallie will take over the task of Treasurer as Pam Livingston is now co-chairing the Grounds Committee. **Hallie** will get all the pertinent materials from Pam.

New Business

There will be a **rock painting workshop** presented by **Bonnie J** on August 4th at the Clubhouse from 10:30am to 12:30pm, and a follow up for any completion work on August 11th or August 25th from 6:30-8:30pm, depending on the availability of the clubhouse.

Theresa will investigate the possibility of a **water aerobics group** at one of our pools and report her findings.

There will be a **Jazz at the Pool** in September, date to be announced.

Bingo Night is scheduled to repeat on September 23rd, from 7:00-9:00pm per **Bonnie J**.

Karen will look into co-ordinating with Campus Commons on a **Fall Prevention and CPR class** and report back.

There was discussion of reverting to the old style of **Resident Forum** that educates residents on what can and can't be done to conform to the CC&Rs for the community. A date in November may be targeted.

October 28th, 2023 has been selected as the date for the **Halloween Hayride**.

The meeting was adjourned at 5:24PM

Respectfully submitted,

Joan Barrett, Secretary

Information to the Board

There is no information to the Board at this time.

Request for Board action

There is no request for Board action at this time.

Next Outreach Committee Meeting will be Wednesday, July 12, 2023 at 4:00PM- Nepenthe Clubhouse

Letter to the Board_6.27.23.pdf

Date: June 27, 2023

To: Nepenthe Board of Directors

From: Dr. Amy Mickel, Homeowner, 12 Adelphi Court
Ms. Paula Connors, Homeowner, 14 Adelphi Court
Mrs. Nancy Martin-Wilton, Homeowner, 2315 Swarthmore Drive

Re: Removal of juniper trees/shrubs along east side of tennis/pickleball courts

We first would like to express our gratitude for your service to the Nepenthe HOA community. We have been proud members of this community for 19, 3, and 50 years, and we appreciate all you do. We are writing to express our concerns about the removal of the juniper trees in front of our units and to request the Board take immediate action to resolve these concerns.

COLLECTIVE PROPERTY CONCERNS:

Reduced property value – the removal of the trees has diminished the value of our properties. In addition to reduced sense of privacy and increased noise level, the aesthetics are unsightly. Tree limbs remain in the fencing, and we are staring at dirt patches and a chain link fence. There is nothing visually pleasing about our “new” view.

Decreased visual privacy – visual privacy from the courts and pool into our units no longer exists. The trees served as a visual barrier, and their removal has completely exposed us and our units. In addition, a number of the sports enthusiasts using the courts have commented feeling exposed to pedestrians and observers.

12 ADELPHI COURT PROPERTY CONCERNS:

Increased noise level – the noise level has dramatically increased since the removal of the trees/shrubs. The sounds from the courts and pool (i.e., people yelling, pinging of balls) are disrupting Dr. Mickel’s sleep and her ability to concentrate in her home office. Moreover, her 5-year-old dog has started barking when he hears these sounds—which he never did before.

REQUESTS:

We are requesting that the Board address our questions/requests in writing and at the July 6 open session meeting.

1) What is the Board planning to do along the fence?

Background: In a report dated April 2023, the Sports Court Ad Hoc Committee made a *recommendation* for tree removal which appears to be based on a “limited basic visual inspection” by Paul DuBois, The Grove Total Tree Care, on October 19, 2022. He

recommended “removal of the trees and replacing them with new plants installing them further away from the court to prevent this issue from reoccurring while maintaining the privacy.”

Based on our informal conversations with Board members, it appears that his recommendation was partially implemented (removal of the trees) with no current plans to implement the rest of the recommendation (new plantings). We would like to work with the Grounds Committee to ensure that hedges serving as visual and noise barriers are planted. One suggestion is to plant compact Carolina Cherry Laurels (aka Prunus Caroliniana). These fast-growing plants will not grow into the fence. When planted further away from the courts, they will not pose any issues. Another option could be tall boxwood hedges such as the American Boxwood Shrub. Both of these are drought tolerant (please see appendix for pictures of hedges).

2) Which meeting did the current Board overturn the previous Board’s decision?

Background: Per the January 4, 2023 open session minutes, the Board voted against removing the trees and shrubs along the eastern fence line. We have reviewed the open session minutes for all subsequent meetings held in 2023, and there is no mention of a vote to remove the trees. Please let us know when this vote was held (meeting time and date), and the vote count.

3) What additional information was acquired beyond the basic limited visual inspections to justify overturning the previous Board’s decision?

Background: The Sports Court Ad Hoc Committee included the limited visual inspection conducted by Paul DuBois as part of their documentation for their recommendation. Please let us know what additional information was obtained to justify the decision to overturn the previous Board’s decision.

We thank you in advance for responding to our questions. We look forward to working with you and the Grounds Committee to find a resolution by planting visually-pleasing plants to grow as hedges along the eastern side of the chain link fence. Hedges would serve as both a visual and noise barrier.

Contact information:

Amy Mickel, 916-213-9987, amy.mickel@sbcglobal.net
Paula Connors, 209-327-5234, paconnors@sbcglobal.net
Nancy Martin-Wilton, 916-927-4164, nemins@aol.com

APPENDIX: Images of hedges

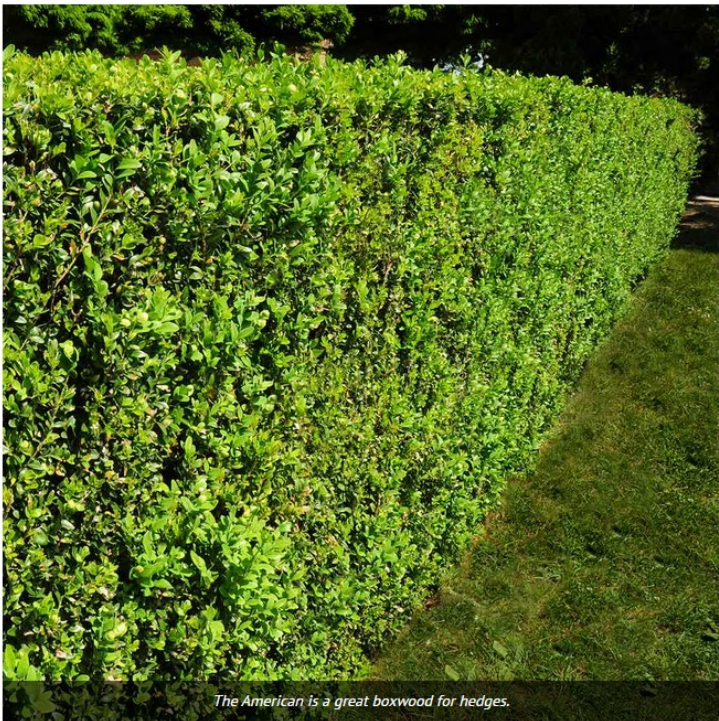


Compact Carolina Laurel (Prunus...



5 Carolina Cherry Laurel...

[Home](#) > [Shrubs & Hedges](#) > [Boxwood Shrubs](#) > [American Boxwood Shrub](#)



The American is a great boxwood for hedges.

NEP 2023-6-7 Open Session Minutes.pdf

NEPENTHE ASSOCIATION

Open Session Nepenthe Board of Directors

June 7, 2023 6:00 PM
Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA

MINUTES

Directors Present

MARKUS DASCHER TTEE - President
JACQUELYN GREBITUS - Secretary
CHERYL NELSON - Vice President
WILLIAM HENLE TRUSTEE - Treasurer
CHRISTINA GEORGE - Member at Large

Directors Absent

None

Additional Attendees

Dusty Favichia, General Manager, FirstService Residential Management, Inc.
Andi Helms, Vice President Sacramento, FirstService Residential Management, Inc.

I. CALL TO ORDER

Board President Markus Dascher called the meeting to order and introduced the newly appointed Board Members and thanked the outgoing Board Members, as well as the Nominating Committee, and the Election Committee.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

The Board took the following actions at the May 3, 2023 Executive Session:

Delinquency: Board denied (2) requests to waive fees.

Contracts: Board approved proposal from Geremia in the amount of \$38,700 for new tile, re-surface and required code upgrades for Dunbarton pool.

Contracts: Board approved proposal from Carson in the amount of \$158,000 for restoration of (17) landscape areas following tree stump removals.

Contracts: Board approved proposal from Carson in the amount of \$6,640 for the removal of multiple trees and other landscape as recommended by the Sports Court Ad Hoc Committee.

Contracts: Board approved proposal from The Grove in the amount of \$46,580 for tree work in Zone 1 as recommended by Arborist.

Personnel: Authorize FirstService to obtain purchase card for Dusty Favichia with a \$3,000 limit.

Member Discipline: Board denied a written request from a member regarding an on-going violation.

III. REPORTS

A. CONSTRUCTION MANAGER'S REPORT

B. GENERAL MANAGER'S REPORT

The Board accepts the report provided by General Manager, Dusty Favichia.

IV. COMMITTEE UPDATES

Each Committee Chair provided a verbal report in addition to the minutes. The Board accepted the minutes as submitted by each committee. Although Outreach Committee minutes were not included in the Board Packet, The Outreach Committee Chair provided a verbal report.

V. HOMEOWNER FORUM

The Board Vice President made note of all homeowner comments, questions and statements and will determine if future Board action is warranted.

VI. HOMEOWNER CORRESPONDENCE

There was no homeowner correspondence to discuss.

VII. CONSENT CALENDAR

Resolved

The Board approves Consent Calendar Items A to C as presented. **Please note that newly appointed board members; William Henley and Christina George abstained from voting on item A: Approval of the May 3, 2023 Board Meeting Minutes.

Motion: CHERYL NELSON

Second: JACQUELYN GREBITUS

AYEs: JACQUELYN GREBITUS, CHRISTINA GEORGE, CHERYL NELSON, WILLIAM HENLE TRUSTEE, MARKUS DASCHER TTEE

NAYs: None

▶ **Resolved**
The motion passed

A. APPROVAL OF MINUTES

B. FINANCIAL STATEMENT

C. ARCHITECTURAL APPROVALS

VIII. UNFINISHED BUSINESS

A. HOMEOWNER COMMENT AND CORRESPONDENCE FOLLOW UP

The Board indicated that written follow up answers for the May 3, 2023 Homeowner Open Forum can be found in the published Board Packet for June 2023 on the Nepenthe Website.

IX. NEW BUSINESS

A. APPOINTMENT OF COMMITTEES AND CHAIRS

Resolved

The Board appoints the committee members and chairs as outlined below:

Architectural Review Committee: Alan Watters (Chair), Allen Davenport, Lee Blachowicz, Kenneth Luttrell, Paul Serafimidis and Shelby Drayton

Finance Committee: Susan Timmer (Chair), Tara Zimmerman, Will Vizzard, Donald Landsittel and Nina White
--

Motion: CHERYL NELSON

Second: JACQUELYN GREBITUS

AYEs: JACQUELYN GREBITUS, CHRISTINA GEORGE, CHERYL NELSON, WILLIAM HENLE TRUSTEE, MARKUS DASCHER TTEE

NAYs: None

▶ **Resolved**
The motion passed

X. SECOND HOMEOWNER FORUM

The Board Vice President made note of all homeowner comments, questions and statements and will determine if future Board action is warranted.

XI. NEXT BOARD MEETING

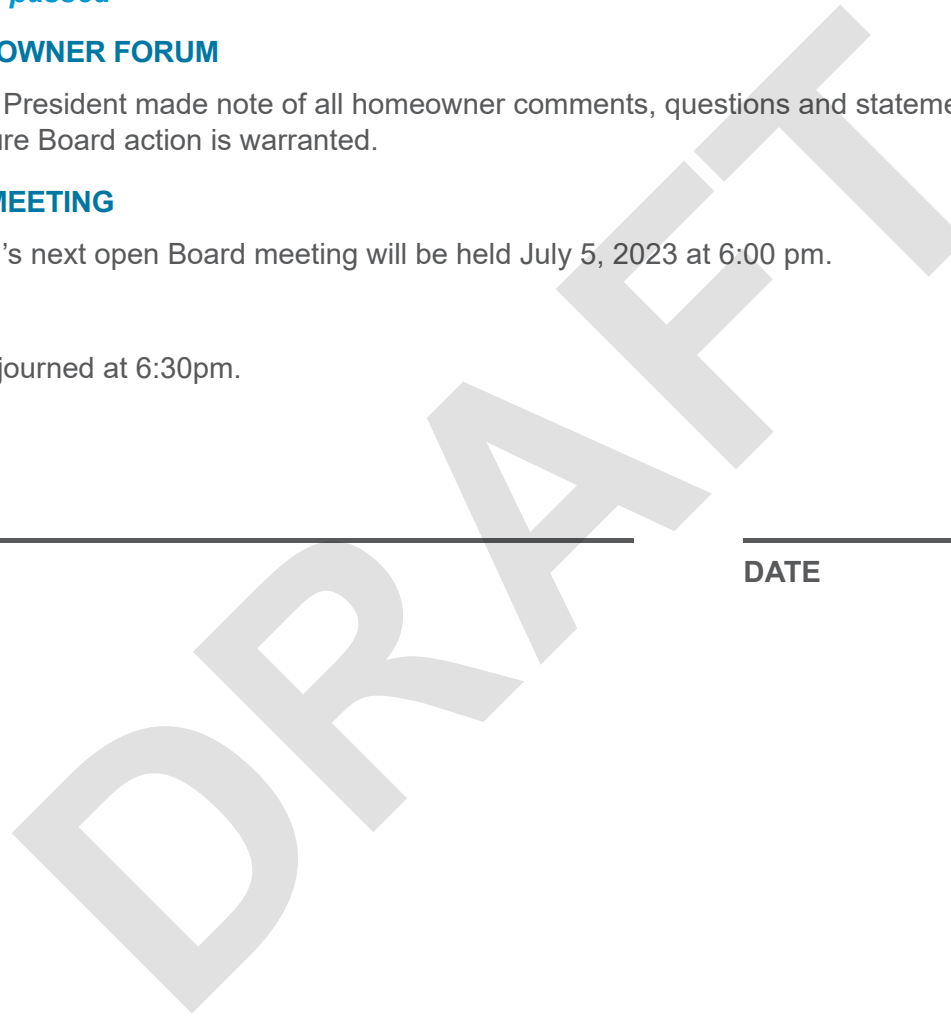
The Association’s next open Board meeting will be held July 5, 2023 at 6:00 pm.

XII. ADJOURN

The meeting adjourned at 6:30pm.

APPROVED

DATE



NEP 05-23 Financials ABBREVIATED.pdf

Nepenthe's Year To Date Cash Flow

	Source	Operations	Reserves
Beginning Balance	1/1/2022	125,828	11,113,960
Plus	Income	1,942,153	
	Reserve Investment Income		271,535
	Contributions to Reserves		1,140,812
	Pending Reserve Expense		196
	Percent Funded Per 2020 Reserve Study		
	Accounts Payable	184,335	
	Processing Fees		
	Due from Vendor		
	Due from Reserve		
Less	Operating Expenses	(790,691)	
	Reserve Funding	(1,140,812)	
	Reserve Expenses		(1,302,470)
	Pending Reserve Transfer		
	Due from Vendor		
	Due to Operating	(15,500)	
	Prepaid Insurance		
	Processing Fees		
	Receivable from Management	(900)	
Ending Balance	5/31/2023	293,617	11,225,692

Budget Report

Actual Income - Year-to-date	\$ 2,213,687.64
Budgeted Income - Year-to-date	<u>\$ 1,708,295.00</u>
Produced a positive Year-to-date income variance of	\$ 505,392.64
Actual Expenses and Reserve Contribution - Year-to-date	\$ 2,203,037.48
Budgeted Expenses and Reserve Contribution - Year-to-date	<u>\$ 1,708,295.00</u>
Produced a negative Year-to-date operating expenses variance of	\$ (494,742.48)
The two combined variances produced a positive Year-to-date variance of	\$ 10,650.16

Other Information

Unpaid assessments at	5/31/2023	were:	\$ 32,398.17
Prepaid assessments at	5/31/2023	were:	\$ 68,244.77

NEPENTHE ASSOCIATION
Financial Summary



Fiscal Year End: **December 31, 2023**

For the Month Ended: **May 31, 2023**

CASH SUMMARY

	<u>This month</u>	<u>Last Month</u>	<u>Change in Cash</u>	
Operating cash	293,616.95	226,071.28	Increase in Cash	67,545.67
Reserve cash	11,225,692.11	11,173,422.24	Increase in Cash	52,269.87
Adj Operating Cash (see note 1)	225,372.18	161,923.50	Increase in Cash	63,448.68
Average budgeted expenses / month	341,659.00			
Average # of months of available cash	0.86			
Percent Funded Per 2018 Reserve Study	186.0%			

ASSESSMENT SUMMARY

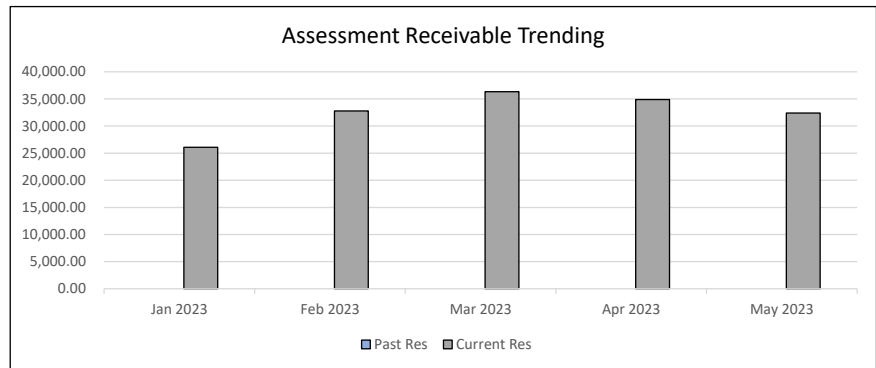
Prepaid Utilities	
Monthly Assessment Budget	337,480.00
Assessment Cash Received	352,698.25

Total Assessments Receivable

0-30 days late (see note 2)	0.00
31-60 days late	10,168.22
61-90 days late	4,119.30
over 90 days late	18,110.65
Total Assessments Due	32,398.17
<u>Other Receivable</u>	45,957.52
Total Owners Receivable	78,355.69

Past Residents Assessments Rec. 0.00

Prepaid Assessments 68,244.77



OPERATING SUMMARY

Category	May Expenses	YTD Expenses	YTD Budget	YTD Variance	Negative YTD Variances > \$2000
Utilities	10,940	62,767	46,735	(16,032)	
Landscape	45,100	228,380	228,140	(240)	
Common Area	12,706	57,517	68,250	10,733	NSPOUT
Management/On-Site Admin	40,472	227,839	213,065	(14,774)	
Insurance	60,799	214,187	214,000	(187)	
Total Operating Expenses	170,017	790,691	770,190	(20,501)	Spending overbudget year-to-date
YTD Profit/(Loss)		10,650			

RESERVE SUMMARY

Contribution to Reserves this month:	187,621.00	Reserve Disbursements this month:	173,100.34
Contribution to Reserves Year-to-Date:	1,140,811.63	Reserve Disbursements Year-to-Date:	1,302,470.19
Interest on reserve funds Year-to-Date:	271,534.73		

ITEMS OF NOTE

1. Adj Operating Cash is calculated by Operating Account Funds minus Prepaid Assessments.
2. In a month with 31 days, assessments owed for that month would be reflected under 31-60 days late.
3. Insurance Claim of \$202,707.63 added directly to reserves, will not reflect on income statement, nor will it offset the budget.

NEPENTHE ASSOCIATION COMPARATIVE BALANCE SHEET 05/31/2023

c/o FirstService Residential
 15241 Laguna Canyon Rd
 Irvine CA 92618

FirstService Residential CA
 15241 Laguna Canyon Road
 Irvine CA 92618

	CURRENT MONTH	PRIOR MONTH

CASH AND INVESTMENTS		
OPERATING ACCOUNT FUNDS	293,616.95	226,071.28
PETTY CASH	150.00	150.00
RESERVE ACCOUNT FUNDS	11,225,692.11	11,173,422.24
	-----	-----
TOTAL CASH AND INVESTMENTS	11,519,459.06	11,399,643.52
OTHER ASSETS		
DUE TO OPERATING	(15,499.74)	(15,499.74)
DUE FROM RESERVES	15,499.74	15,499.74
UNFUNDED RESERVES	187,621.00	187,621.00
RECEIVABLE FROM MANAGEMENT	900.00	900.00
	-----	-----
TOTAL OTHER ASSETS	188,521.00	188,521.00
TOTAL ASSETS	<u>11,707,980.06</u>	<u>11,588,164.52</u>
LIABILITIES		

ACCOUNTS PAYABLE	184,335.00	135,000.00
UNFUNDED RESERVES	187,621.00	187,621.00
	-----	-----
TOTAL LIABILITIES	371,956.00	322,621.00
MEMBERS EQUITY		

GENERAL RESERVE FUND BALANCE	11,210,192.37	11,157,922.50
OPERATING FUND BALANCE-BEG OF YEAR	115,181.53	115,181.53
CURRENT YEAR INCOME/(LOSS)	10,650.16	(7,560.51)
	-----	-----
TOTAL LIABILITIES & MEMBERS EQUITY	<u>11,707,980.06</u>	<u>11,588,164.52</u>

Entity: NEP NEPENTHE ASSOCIATION

FirstService Residential CA
 15241 Laguna Canyon Road
 Irvine, CA 92618

As of date: 05/31/2023

Account	Type	Inv Acct	Maturity	Rate	Amount
11105	PETTY CASH	PETTY PETTY CASH	PTYCSH ON-SITE (CLUBHOUSE)		150.00
11110	OPERATING CHECKING	USBANK US BANK	CKING 153495833060		229,545.56
11115	OPERATING INVESTMENT	LUTFST LUTHER BURBANK FFI	MNYMKT 222 900 2823	4.56%	64,071.39
Total (Cash)					293,766.95
21110	RESERVE FUNDS IN OPERATING CHECKING	USBANK US BANK	CKING 153495833060		247,946.34
21140	RESERVE INVESTMENT	METRO METROPOLITAN NATL BK	MNYMKT 0499011031	3.81%	245,853.31
21141	RESERVE INVESTMENT	METFST METROPOLITAN BANK	DDM 0499011031	3.82%	1,478,154.79
21145	RESERVE INVESTMENT	MSFFI MORGAN STANELY FFI	MNYMKT 504-047148-459	0.50%	1,056.59
21146	RESERVE INVESTMENT	MSFFI MORGAN STANLEY	IVSMNT COST BASIS CDS	4.43%	700,000.00
21149	RESERVE INVESTMENT	MSFFI MORGAN STANLEY	INVMNT GOV'T SECURITIES	0.26%	7,391,916.12
21150	RESERVE INVESTMENT	ADM AMERICAN DEPOSIT	MNYMKT CNPEN1FS	2.90%	8,576.18
21152	RESERVE INVESTMENT	ADM AMERICAN DEPOSIT	12M CD CD!UEVAN41 03/22/2024	5.35%	245,000.00
21153	RESERVE INVESTMENT	ADM AMERICAN DEPOSIT	12M CD CD!UPNNL04 03/22/2024	5.30%	205,000.00
21154	RESERVE INVESTMENT	ADM AMERICAN DEPOSIT MGM	24M CD CD!UWELF40 03/17/2025	5.25%	245,000.00
21155	RESERVE INVESTMENT	ADM AMERICAN DEPOSIT	24M CD CD!UWMCU01 03/17/2025	5.25%	205,000.00
21157	RESERVE INVESTMENT	PACWES PACIFIC WESTERN	MNYMKT 1500418916	1.11%	37.25
21158	RESERVE INVESTMENT	ENTER ENTERPRISE BANK	MNYMKT 1956063	4.33%	252,151.53
Total (Reserves)					11,225,692.11
Grand Total					11,519,459.06

NEPENTHE ASSOCIATION
RESERVE FUND BALANCES SUPPORT SCHEDULES
05/31/2023

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	PRIOR YEAR BALANCE	BEG BAL REALLOCATION	ADDITIONS THIS YEAR	EXPENSE CURRENT MONTH	PREVIOUS EXP CURRENT YEAR	CURRENT BALANCE
GENERAL RESERVES						
23103 INTEREST ON RESERVE FUNDING	127,480.22	(127,480.22)	271,534.73	0.00	0.00	271,534.73
22872 GYM/WORKOUT FACILITY	28,096.81	393.62	1,100.00	0.00	0.00	29,590.43
22960 PAINTING-INTERIOR RESERVES	19,004.86	262.50	736.00	0.00	0.00	20,003.36
23014 CONCRETE REPAIRED RESERVES	105,325.77	5,854.83	16,388.00	0.00	0.00	127,568.60
23058 GENERAL RESERVES	(8,850.00)	8,850.00	0.00	0.00	0.00	0.00
23120 ROOF RESERVES	5,741,296.50	100,787.94	282,084.00	(5,045.00)	(12,355.00)	6,106,768.44
23122 POOL/SPA RESERVES	170,224.32	3,932.20	11,004.00	(14,775.00)	0.00	170,385.52
23127 FENCING RESERVES	272,159.66	7,053.45	19,740.00	(16,475.78)	(118,695.54)	163,781.79
23130 CONTIGENCY RESERVES	(32,204.00)	32,204.00	0.00	0.00	0.00	0.00
23133 IRRIGATION RESERVES	296,810.89	14,973.82	41,908.00	(13,985.00)	(19,880.00)	319,827.71
23146 SIGNS RESERVES	41,889.57	529.04	1,480.00	0.00	0.00	43,898.61
23178 PAVING RESERVES	656,448.79	16,618.10	46,512.00	0.00	0.00	719,578.89
23199 RESERVE STUDY RESERVES	3,586.01	237.48	664.00	0.00	0.00	4,487.49
23201 PRIOR YEAR FUNDING	181,720.00	(181,720.00)	187,620.00	0.00	0.00	187,620.00
L23133 OUTDOOR EQUIPMENT RSRV	(604.42)	6.43	20.00	0.00	0.00	(577.99)
L23135 PAINT EXTERIOR RSRV	1,090,119.16	19,288.33	53,984.00	0.00	(49,000.00)	1,114,391.49
L23136 STRUCTURAL REPAIRS RSRV	2,015,024.79	58,600.66	165,901.63	(63,353.56)	(236,250.07)	1,939,923.45
N22911 UNDERGROUND UTILITY RSRV	(49,426.06)	1,993.25	6,130.00	(5,050.00)	(14,200.00)	(60,552.81)
N23017 CLUBHOUSE RENOVATION RSRV	377,760.70	4,288.43	12,004.00	0.00	0.00	394,053.13
N23130 MISCELLANEOUS RSRV	78,393.79	620.39	1,736.00	0.00	0.00	80,750.18
N23274 TENNIS COURT RSRV	100,193.56	1,874.99	5,248.00	0.00	0.00	107,316.55
N23275 GROUNDS RESERVE	(260,674.11)	14,973.82	183,816.00	(44,123.00)	(298,488.00)	(404,495.29)
N23282 TREE REMOVAL ANNUAL MAINT RSRV	154,538.39	14,973.82	100,000.00	(4,895.00)	(362,610.50)	(97,993.29)
N22991 POLE LIGHT REPAIRS RSRV	(9,659.00)	883.12	4,396.00	(5,398.00)	(17,695.00)	(27,472.88)
Z29000 PENDING RESERVE EXPENSE	0.00	0.00	0.00	0.00	(195.74)	(195.74)
TOTAL GENERAL RESERVES	11,098,656.20	0.00	1,414,006.36	(173,100.34)	(1,129,369.85)	11,210,192.37

NEPENTHE ASSOCIATION
INCOME STATEMENT
05/31/2023

c/o FirstService Residential
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Irvine CA 92618

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Irvine CA 92618

----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
REVENUE									
353,292.87	337,480	15,812.87	14000	HOMEOWNER ASSESSMENT REVENUE	1,701,376.86	1,687,400	13,976.86	4,049,760	2,348,383.14
5,828.95	2,000	3,828.95	14087	EASEMENT AGREEMENT	16,958.43	10,000	6,958.43	24,000	7,041.57
594.26	150	444.26	14101	INTEREST ON PAST DUE ASSESSMENTS	1,246.17	750	496.17	1,800	553.83
10.00	130	(120.00)	14110	KEY REVENUE	180.00	650	(470.00)	1,560	1,380.00
475.00	499	(24.00)	14113	CLUBHOUSE RENTAL	3,140.00	2,495	645.00	5,988	2,848.00
14,535.50	1,400	13,135.50	14122	INSURANCE REIMBURSEMENT	14,535.50	7,000	7,535.50	16,800	2,264.50
705.00	0	705.00	14132	MISCELLANEOUS REVENUE	770.00	0	770.00	0	(770.00)
257.51	0	257.51	14162	OPERATING INTEREST REVENUE	1,088.32	0	1,088.32	0	(1,088.32)
37,749.21	0	37,749.21	14163	RESERVE INTEREST REVENUE	271,534.73	0	271,534.73	0	(271,534.73)
(600.00)	0	(600.00)	14221	FACILITY RENTAL FEE	(600.00)	0	(600.00)	0	600.00
750.00	0	750.00	14229	RENTAL FEES	750.00	0	750.00	0	(750.00)
0.00	0	0.00	14357	RESERVE CONTRIBUTION	202,707.63	0	202,707.63	0	(202,707.63)
413,598.30	341,659	71,939.30		TOTAL REVENUE	2,213,687.64	1,708,295	505,392.64	4,099,908	1,886,220.36
RESERVE CONTRIBUTION									
275.00	275	0.00	19572	GYM/WORKOUT FACILITIES RESERVES	1,100.00	1,375	275.00	3,300	2,200.00
184.00	184	0.00	19660	PAINTING-INTERIOR RES	736.00	920	184.00	2,208	1,472.00
4,097.00	4,097	0.00	19714	CONCRETE REPAIR RESERVE	16,388.00	20,485	4,097.00	49,164	32,776.00
37,749.21	0	(37,749.21)	19803	GENERAL RESERVE INTEREST	271,534.73	0	(271,534.73)	0	(271,534.73)
70,521.00	70,521	0.00	19820	ROOF RESERVE	282,084.00	352,605	70,521.00	846,252	564,168.00
2,751.00	2,751	0.00	19822	POOL/SPA RESERVE	11,004.00	13,755	2,751.00	33,012	22,008.00
4,935.00	4,935	0.00	19827	FENCING RESERVE	19,740.00	24,675	4,935.00	59,220	39,480.00
10,477.00	10,477	0.00	19833	IRRIGATION RESERVE	41,908.00	52,385	10,477.00	125,724	83,816.00
370.00	370	0.00	19846	SIGN RESERVE	1,480.00	1,850	370.00	4,440	2,960.00
11,628.00	11,628	0.00	19878	PAVING RESERVE	46,512.00	58,140	11,628.00	139,536	93,024.00
166.00	166	0.00	19899	RESERVE STUDY	664.00	830	166.00	1,992	1,328.00
0.00	0	0.00	19901	PRIOR YR FUNDING	187,620.00	0	(187,620.00)	0	(187,620.00)
5.00	5	0.00	L19833	OUTDOOR EQUIPMENT RSRV	20.00	25	5.00	60	40.00
13,496.00	13,496	0.00	L19835	PAINTING EXTERIOR RESERVE	53,984.00	67,480	13,496.00	161,952	107,968.00
41,002.00	41,002	0.00	L19836	STRUCTURAL REPAIRS RSRV	165,901.63	205,010	39,108.37	492,024	326,122.37
1,395.00	1,395	0.00	N19611	UNDERGROUND UTILITY REPR RSV	6,130.00	6,975	845.00	16,740	10,610.00
618.00	618	0.00	N19691	POLE LIGHT REPR RSV	2,736.00	3,090	354.00	7,416	4,680.00
3,001.00	3,001	0.00	N19717	CLBHOUSE REMODEL INTERIOR RENOVATI	12,004.00	15,005	3,001.00	36,012	24,008.00
434.00	434	0.00	N19830	MISCELLANEOUS RSV	1,736.00	2,170	434.00	5,208	3,472.00
1,312.00	1,312	0.00	N19974	COMMON TENNIS CRT RSV	5,248.00	6,560	1,312.00	15,744	10,496.00
10,477.00	10,477	0.00	N19975	GROUNDS RSV	141,908.00	52,385	(89,523.00)	125,724	(16,184.00)
10,477.00	10,477	0.00	N19982	TREE REM/ ANNL MAINT RSV	141,908.00	52,385	(89,523.00)	125,724	(16,184.00)
225,370.21	187,621	(37,749.21)		TOTAL RESERVE CONTRIBUTION	1,412,346.36	938,105	(474,241.36)	2,251,452	839,105.64
188,228.09	154,038	34,190.09		AVAILABLE OPERATING REVENUE	801,341.28	770,190	31,151.28	1,848,456	1,047,114.72

NEPENTHE ASSOCIATION
INCOME STATEMENT
05/31/2023

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
OPERATING EXPENSES									
UTILITIES									
2,814.13	2,700	(114.13)	15101	ELECTRICITY	16,402.59	13,500	(2,902.59)	32,400	15,997.41
1,016.16	1,000	(16.16)	15102	GAS	13,306.46	5,000	(8,306.46)	12,000	(1,306.46)
951.23	900	(51.23)	15103	REFUSE COLLECTION	4,571.65	4,500	(71.65)	10,800	6,228.35
164.24	220	55.76	15105	TELEPHONE EXPENSE	1,112.16	1,100	(12.16)	2,640	1,527.84
5,397.72	4,027	(1,370.72)	15106	WATER	24,471.02	20,135	(4,336.02)	48,324	23,852.98
596.11	500	(96.11)	15155	INTERNET EXPENSE	2,903.44	2,500	(403.44)	6,000	3,096.56
10,939.59	9,347	(1,592.59)		TOTAL UTILITIES	62,767.32	46,735	(16,032.32)	112,164	49,396.68
LAND MAINTENANCE									
45,100.00	45,100	0.00	15500	CONTRACT LANDSCAPE SERVICE	225,500.00	225,500	0.00	541,200	315,700.00
0.00	0	0.00	15505	SPRINKLER REPAIR	2,880.00	0	(2,880.00)	0	(2,880.00)
0.00	528	528.00	15511	BACKFLOW DEVICE TEST	0.00	2,640	2,640.00	6,336	6,336.00
45,100.00	45,628	528.00		TOTAL LAND MAINTENANCE	228,380.00	228,140	(240.00)	547,536	319,156.00
COMMON AREA									
3,525.00	2,500	(1,025.00)	16020	CONTRACT POOL/SPA SERVICE	16,575.00	12,500	(4,075.00)	30,000	13,425.00
0.00	0	0.00	16022	POOL EQUIPMENT REPAIR	825.00	0	(825.00)	0	(825.00)
1,674.72	250	(1,424.72)	16027	POOL INSPECTION	3,024.72	1,250	(1,774.72)	3,000	(24.72)
0.00	0	0.00	18457	PLUMBING REPAIR	2,090.00	0	(2,090.00)	0	(2,090.00)
0.00	0	0.00	18501	EXPENSES TO BE REIMBURSED	(354.31)	0	354.31	0	354.31
532.70	1,300	767.30	18524	MATERIAL SUPPLIES	4,130.11	6,500	2,369.89	15,600	11,469.89
0.00	50	50.00	18526	PEST CONTROL	2,200.00	250	(1,950.00)	600	(1,600.00)
4,980.00	1,800	(3,180.00)	18531	JANITORIAL SERVICE	12,150.00	9,000	(3,150.00)	21,600	9,450.00
422.57	150	(272.57)	18532	JANITORIAL SUPPLIES	1,371.90	750	(621.90)	1,800	428.10
(136.00)	0	136.00	18564	SPECIAL SECURITY	(136.00)	0	136.00	0	136.00
381.42	500	118.58	18579	PATROL SERVICE	2,164.60	2,500	335.40	6,000	3,835.40
185.00	6,250	6,065.00	18736	GUTTER & DOWNSPOUT CLEANING	9,635.00	31,250	21,615.00	75,000	65,365.00
1,140.80	625	(515.80)	18767	REPAIR & MAINTENANCE	3,250.91	3,125	(125.91)	7,500	4,249.09
0.00	140	140.00	18905	KITCHEN SUPPLIES	400.42	700	299.58	1,680	1,279.58
0.00	85	85.00	18986	FITNESS CONTRACT	190.00	425	235.00	1,020	830.00
12,706.21	13,650	943.79		TOTAL COMMON AREA	57,517.35	68,250	10,732.65	163,800	106,282.65
MANAGEMENT/ON-SITE ADMIN EXP									
438.00	150	(288.00)	18001	COMMUNITY WEBSITE	1,038.00	750	(288.00)	1,800	762.00
(319.52)	100	419.52	18003	COMMUNITY EVENTS/PROGRAMS	(1,190.72)	500	1,690.72	1,200	2,390.72
7,800.00	8,190	390.00	19109	CONTRACT MANAGEMENT	39,000.00	40,950	1,950.00	98,280	59,280.00
392.99	0	(392.99)	19010	PENDING P-CARD EXPENSE	392.99	0	(392.99)	0	(392.99)
240.00	158	(82.00)	19101	CPA SERVICES	2,245.00	790	(1,455.00)	1,896	(349.00)

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----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
0.00	50	50.00	19106	TAXES & LICENSES	602.00	250	(352.00)	600	(2.00)
0.00	1,000	1,000.00	19108	GENERAL COUNSEL SERVICE	8,323.35	5,000	(3,323.35)	12,000	3,676.65
6,312.34	3,000	(3,312.34)	19111	MANAGEMENT REIMBURSABLE	18,886.74	15,000	(3,886.74)	36,000	17,113.26
0.00	20	20.00	19112	POSTAGE, ON-SITE	88.85	100	11.15	240	151.15
0.00	60	60.00	19117	DUES & PUBLICATIONS	1,498.88	300	(1,198.88)	720	(778.88)
35.00	35	0.00	19119	BANK FEES	175.00	175	0.00	420	245.00
17,383.72	20,025	2,641.28	19124	ON-SITE STAFF	103,116.97	100,125	(2,991.97)	240,300	137,183.03
520.00	750	230.00	17209	PAYROLL PROCESSING FEES	2,600.00	3,750	1,150.00	9,000	6,400.00
(2,137.82)	0	2,137.82	19126	DELINQUENCY MONITORING	(6,455.79)	0	6,455.79	0	6,455.79
0.00	100	100.00	19132	OPERATING CONTINGENCY	0.00	500	500.00	1,200	1,200.00
713.30	300	(413.30)	19172	ACCOUNTING REIMBURSABLES	2,210.60	1,500	(710.60)	3,600	1,389.40
172.24	0	(172.24)	19174	AMS COLLECTION EXPENSE	2,557.33	0	(2,557.33)	0	(2,557.33)
0.00	70	70.00	19178	PROPERTY TAX	0.00	350	350.00	840	840.00
8,666.63	8,000	(666.63)	19247	PAYROLL TAXES & BENEFITS	49,853.43	40,000	(9,853.43)	96,000	46,146.57
255.32	120	(135.32)	19295	ON-SITE OFFICE SUPPLIES	544.97	600	55.03	1,440	895.03
0.00	435	435.00	19382	COPIER LEASE	2,351.75	2,175	(176.75)	5,220	2,868.25
0.00	50	50.00	19442	CLAC CONTRIBUTION	0.00	250	250.00	600	600.00
40,472.20	42,613	2,140.80		TOTAL MANAGEMENT/ON-SITE ADMIN E	227,839.35	213,065	(14,774.35)	511,356	283,516.65
				INSURANCE					
11,370.42	11,333	(37.42)	19107	INSURANCE	56,852.10	56,665	(187.10)	135,996	79,143.90
49,429.00	31,467	(17,962.00)	DC19307	FLOOD INSURANCE	157,335.00	157,335	0.00	377,604	220,269.00
60,799.42	42,800	(17,999.42)		TOTAL INSURANCE	214,187.10	214,000	(187.10)	513,600	299,412.90
170,017.42	154,038	(15,979.42)		TOTAL OPERATING EXPENSES	790,691.12	770,190	(20,501.12)	1,848,456	1,057,764.88
18,210.67	0	18,210.67		NET INCOME/(LOSS)	10,650.16	0	10,650.16	0	(10,650.16)

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	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	TOTAL
REVENUE													
14000 HOMEOWNER ASSESSMENT REVENUE	327629	333015	349028	299402	319787	308976	327494	364641	317190	341554	324699	353293	3966707
14087 EASEMENT AGREEMENT	5483	0	-1366	6831	0	0	0	5477	0	5653	0	5829	27906
14101 INTEREST ON PAST DUE ASSESMEN	322	588	6117	36	86	1	660	294	185	109	64	594	9056
14110 KEY REVENUE	275	45	110	95	35	0	20	0	60	70	40	10	760
14113 CLUBHOUSE RENTAL	690	160	140	1005	725	445	495	1335	505	825	0	475	6800
14122 INSURANCE REIMBURSEMENT	450	-225	0	225	584	0	450	0	0	0	0	14536	16020
14132 MISCELLANEOUS REVENUE	2279	0	800	0	410	200	0	0	65	0	0	705	4459
14162 OPERATING INTEREST REVENUE	64	96	180	209	345	211	182	207	193	218	213	258	2375
14163 RESERVE INTEREST REVENUE	-12012	18596	-28724	-41790	7547	29046	28759	37845	121257	51846	22838	37749	272957
14221 FACILITY RENTAL FEE	0	0	0	0	0	0	0	0	0	0	0	-600	-600
14229 RENTAL FEES	0	0	0	0	0	0	0	0	0	0	0	750	750
14357 RESERVE CONTRIBUTION	0	0	0	0	0	0	0	202708	0	0	0	0	202708
14372 PAST OWNERS REVENUE	0	4137	2714	0	0	0	607	0	0	0	0	0	7458
TOTAL REVENUE	325181	356412	328998	266012	329519	338878	358667	612507	439455	400274	347853	413598	4517355
RESERVE CONTRIBUTION													
19572 GYM/WORKOUT FACILITIES RESERVE	0	1996	285	285	142	142	285	0	275	275	275	275	4235
19660 PAINTING-INTERIOR RES	0	1346	192	192	96	96	192	0	184	184	184	184	2851
19714 CONCRETE REPAIR RESERVE	0	28866	4124	4123	2061	2061	4123	0	4097	4097	4097	4097	61745
19758 GENERAL RESERVES	281430	-1125720	0	0	0	0	0	0	0	0	0	0	-844290
19803 GENERAL RESERVE INTEREST	-12012	18596	-28724	-41489	7547	29046	28759	37845	121257	51846	22838	37749	273257
19820 ROOF RESERVE	0	520596	74371	74371	37186	37186	74371	0	70521	70521	70521	70521	1100165
19822 POOL/SPA RESERVE	0	20012	2859	2859	1430	1430	2859	0	2751	2751	2751	2751	42453
19827 FENCING RESERVE	0	35265	5038	5038	2519	2519	5038	0	4935	4935	4935	4935	75157
19833 IRRIGATION RESERVE	0	66163	9452	9452	4726	4726	9452	0	10477	10477	10477	10477	145879
19846 SIGN RESERVE	0	2734	391	389	195	195	391	0	370	370	370	370	5774
19878 PAVING RESERVE	0	76814	10973	10972	5487	5487	10974	0	11628	11628	11628	11628	167219
19899 RESERVE STUDY	0	1017	145	143	72	72	145	0	166	166	166	166	2258
19901 PRIOR YR FUNDING	0	0	0	0	0	0	0	187620	0	0	0	0	187620
L19833 OUTDOOR EQUIPMENT RSRV	0	33	5	4	2	2	5	0	5	5	5	5	71
L19835 PAINTING EXTERIOR RESERVE	0	100489	14356	14354	7178	7178	14356	0	13496	13496	13496	13496	211894
L19836 STRUCTURAL REPAIRS RSRV	0	264268	37753	37751	18876	18876	37753	1894	41002	41002	41002	41002	581178
N19611 UNDERGROUND UTILITY REPR RSV	0	6934	991	989	496	496	991	550	1395	1395	1395	1395	17027
N19691 POLE LIGHT REPR RSV	0	0	0	0	0	0	0	264	618	618	618	618	2736
N19717 CLBHOUSE REMODEL INTERIOR RENO	0	22053	3150	3149	1576	1576	3151	0	3001	3001	3001	3001	46659
N19830 MISCELLANEOUS RSV	0	22738	3248	3246	1624	1624	3248	0	434	434	434	434	37464
N19974 COMMON TENNIS CRT RSV	0	9689	1384	1383	692	692	1384	0	1312	1312	1312	1312	20472
N19975 GROUNDS RSV	0	66163	9452	9452	4726	4726	9452	100000	10477	10477	10477	10477	245879
N19982 TREE REM/ ANNL MAINT RSV	0	66163	9452	9452	4726	4726	9452	100000	10477	10477	10477	10477	245879
TOTAL RESERVE CONTRIBUTION	269418	206216	158896	146112	101357	122856	216381	428172	308878	239467	210459	225370	2633582

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AVAILABLE OPERATING REVENUE	55763	150196	170102	119900	228162	216023	142286	184334	130577	160807	137394	188228	1883773
OPERATING EXPENSES													
UTILITIES													
15099 PENDING UTILITY EXPENSE	0	0	0	-580	0	452	0	0	0	0	0	0	-128
15101 ELECTRICITY	4811	0	2994	3584	3367	6647	0	3238	3867	3243	3241	2814	37807
15102 GAS	1009	824	813	736	1542	2979	2787	2890	3368	3770	2262	1016	23996
15103 REFUSE COLLECTION	2812	877	783	749	820	806	805	902	913	912	893	951	12223
15105 TELEPHONE EXPENSE	253	258	353	164	249	265	265	264	260	260	164	164	2919
15106 WATER	3902	2806	6144	3207	6010	4893	4886	5271	4281	5262	4260	5398	56319
15155 INTERNET EXPENSE	455	1029	566	1146	7	0	566	566	577	582	582	596	6673
TOTAL UTILITIES	13243	5794	11653	9007	11995	16042	9308	13132	13265	14028	11403	10940	139809
LAND MAINTENANCE													
15500 CONTRACT LANDSCAPE SERVICE	0	42000	42000	42000	42000	42000	84000	45100	45100	45100	45100	45100	519500
15505 SPRINKLER REPAIR	0	0	0	0	0	0	0	2880	0	0	0	0	2880
15511 BACKFLOW DEVICE TEST	0	0	6954	0	0	0	0	0	0	0	0	0	6954
TOTAL LAND MAINTENANCE	0	42000	48954	42000	42000	42000	84000	47980	45100	45100	45100	45100	529334
COMMON AREA													
16020 CONTRACT POOL/SPA SERVICE	2475	2925	2475	3375	3375	3375	3225	2475	3375	3375	3825	3525	37800
16022 POOL EQUIPMENT REPAIR	1000	0	750	1225	0	1135	-2360	0	825	0	0	0	2575
16027 POOL INSPECTION	0	0	0	0	0	0	0	1350	0	0	0	1675	3025
18457 PLUMBING REPAIR	0	0	0	0	0	0	0	2090	0	0	0	0	2090
18501 EXPENSES TO BE REIMBURSED	0	0	0	0	0	0	0	0	0	-354	0	0	-354
18524 MATERIAL SUPPLIES	5512	602	7265	0	2774	55	508	385	583	1528	1101	533	20847
18526 PEST CONTROL	900	0	0	0	1350	0	0	1250	950	0	0	0	4450
18531 JANITORIAL SERVICE	0	1890	4080	2190	2190	2190	2190	2190	2490	2490	0	4980	26880
18532 JANITORIAL SUPPLIES	97	165	0	0	727	0	117	343	606	0	0	423	2478
18534 FIRE EXTINGUISHER	246	0	0	0	0	0	0	0	0	0	0	0	246
18564 SPECIAL SECURITY	0	0	0	0	0	0	0	0	0	0	0	-136	-136
18579 PATROL SERVICE	2198	2040	2175	1957	1800	2002	1168	459	484	477	363	381	15506
18736 GUTTER & DOWNSPOUT CLEANING	0	0	0	0	33121	0	32456	0	4185	4050	1215	185	75212
18767 REPAIR & MAINTENANCE	2944	2158	2083	6181	4477	10827	-3344	515	-1630	2643	582	1141	28576
18905 KITCHEN SUPPLIES	411	0	289	6	137	59	257	21	71	148	160	0	1559
18957 JANITORIAL EXTRA	0	8170	0	0	0	0	0	0	0	0	0	0	8170
18986 FITNESS CONTRACT	95	0	0	0	178	0	0	0	95	95	0	0	463
TOTAL COMMON AREA	15879	17950	19118	14934	50128	19643	34217	11079	12035	14451	7247	12706	229386

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MANAGEMENT/ON-SITE ADMIN EXP													
18001 COMMUNITY WEBSITE	300	150	150	150	206	0	300	0	300	150	150	438	2294
18003 COMMUNITY EVENTS/PROGRAMS	3537	215	1281	0	233	0	430	0	427	-1404	106	-320	4505
19109 CONTRACT MANAGEMENT	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	7800	93600
19010 PENDING P-CARD EXPENSE	0	8101	-7786	641	-956	0	0	0	0	0	0	393	393
19101 CPA SERVICES	0	0	0	0	0	0	0	0	0	0	2005	240	2245
19104 FEDERAL TAX EXPENSE	9000	0	9327	0	0	0	-25284	0	0	0	0	0	-6957
19105 FRANCHISE TAX BOARD	0	0	3460	0	0	0	-6920	0	0	0	0	0	-3460
19106 TAXES & LICENSES	0	0	0	0	1120	0	0	0	0	0	602	0	1722
19108 GENERAL COUNSEL SERVICE	0	4906	5109	0	0	0	2948	0	6518	1806	0	0	21286
19111 MANAGEMENT REIMBURSABLE	8646	925	9006	3320	3320	3320	3320	4070	3960	3620	925	6312	50745
19112 POSTAGE, ON-SITE	0	0	60	0	67	0	0	0	50	0	39	0	216
19117 DUES & PUBLICATIONS	498	0	0	0	0	0	0	0	1179	0	320	0	1997
19119 BANK FEES	35	35	35	35	35	35	35	35	35	35	35	35	420
19124 ON-SITE STAFF	12570	12440	12451	20025	5002	10896	12743	20394	17006	22830	25504	17384	189244
17209 PAYROLL PROCESSING FEES	520	520	520	520	520	520	520	520	520	520	520	520	6240
19126 DELINQUENCY MONITORING	-1139	-1774	-3360	-750	-658	-693	-1625	-1710	-883	-1185	-541	-2138	-16455
19132 OPERATING CONTINGENCY	0	0	0	0	67	0	0	0	0	0	0	0	67
19143 LEGAL-COLLECTIONS	0	0	-5434	0	15065	-2700	0	0	0	0	0	0	6931
19172 ACCOUNTING REIMBURSABLES	1286	0	1507	367	317	433	593	659	428	411	0	713	6712
19174 AMS COLLECTION EXPENSE	-1089	6	-1186	1090	-41	830	-84	925	-232	1398	295	172	2083
19178 PROPERTY TAX	0	0	343	0	637	0	0	0	0	0	0	0	980
19247 PAYROLL TAXES & BENEFITS	6825	6638	6640	9334	2715	5431	6354	10604	8372	10736	11475	8667	93791
19295 ON-SITE OFFICE SUPPLIES	183	0	228	82	119	26	203	141	116	31	1	255	1387
19382 COPIER LEASE	443	443	494	477	477	443	443	920	955	477	0	0	5571
TOTAL MANAGEMENT/ON-SITE ADM	49415	40404	40645	43092	36045	26341	1776	44359	46548	47224	49236	40472	465557
INSURANCE													
19107 INSURANCE	-23231	18188	9094	21652	10523	11419	17408	11370	11370	11370	11370	11370	121907
DC1930 FLOOD INSURANCE	27000	27000	23639	27000	17765	74754	26047	26906	27000	27000	27000	49429	380540
TOTAL INSURANCE	3769	45188	32733	48652	28288	86173	43455	38276	38370	38370	38370	60799	502447
TOTAL OPERATING EXPENSES	82306	151337	153102	157686	168457	190199	172755	154825	155318	159175	151356	170017	1866532
<i>NET INCOME/(LOSS)</i>	<i>-26544</i>	<i>-1141</i>	<i>17000</i>	<i>-37785</i>	<i>59705</i>	<i>25824</i>	<i>-30469</i>	<i>29509</i>	<i>-24741</i>	<i>1633</i>	<i>-13962</i>	<i>18211</i>	17241

Board Follow-Up - June 2023 Open Meeting Forum.pdf

BOARD RESPONSES TO JUNE OPEN MEETING HOMEOWNER COMMUNICATIONS

1. **Roger and Rella Remedios (homeowners)** – The Architectural Review Committee and the Board have denied their HVAC modification request. What should they now do?

From the Board: Board President Dascher suggested attending the next ARC meeting to discuss the options available.